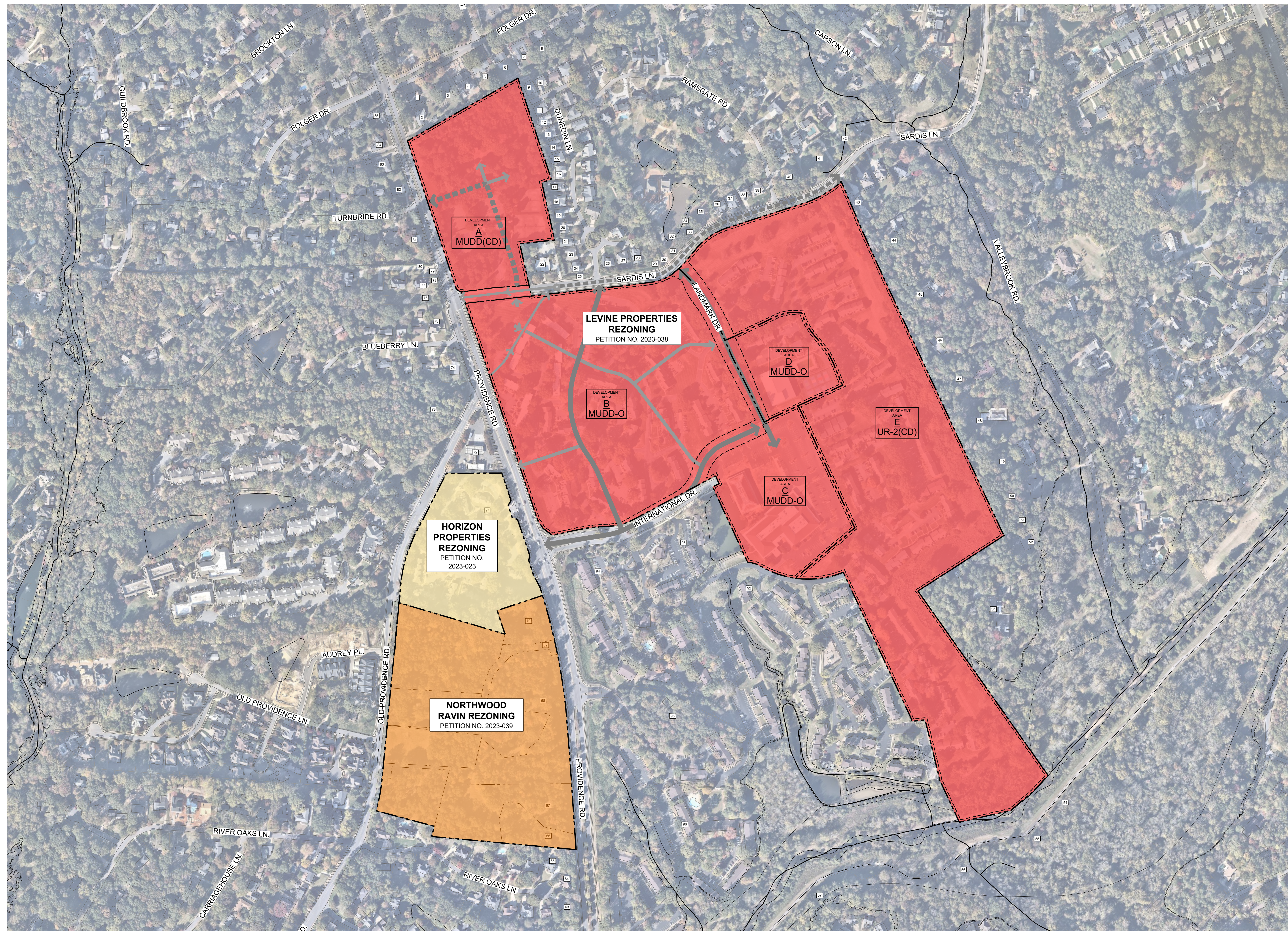


VICINITY MAP  
SCALE = 1" = 2,000'

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 RZ1-00 MASTER EXISTING CONDITIONS PLAN  
 RZ1-10 EXISTING RIGHT-OF-WAY TREE PLAN  
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 PREFERRED OPTION  
 RZ2-10B SCHEMATIC SITE PLAN:  
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 RZ3-00 DEVELOPMENT STANDARD NOTES  
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REZONING  
PETITION NO.  
RZP-2023-038



**VISION FOR PROVIDENCE SQUARE REVITALIZATION/REDEVELOPMENT**

-THIS REZONING AND THE REZONINGS LISTED FOR OTHER PARCELS GENERALLY DEPICTED HEREIN PROVIDES AN EXCITING REVITALIZATION/REDEVELOPMENT OPPORTUNITY FOR PORTIONS AN EXISTING OVER 55-YEAROLD MULTI-FAMILY RESIDENTIAL AND COMMERCIAL NODE IN THE PROVIDENCE RD, SARDIS LANE AND OLD PROVIDENCE RD AREA.

-THE THREE SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING AN OVER 55-YEAROLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.

-THIS REVITALIZATION WILL CREATE NEW WORKFORCE HOUSING UNITS AND UPGRADE/EXTEND THE USEFUL LIFE OF OTHERS.

-IT WILL BRING SMALLER FORMAT RETAIL AND THE POSSIBILITY OF AN EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK, PEDESTRIAN WALKABILITY AND GREENWAY CONNECTIVITY.

THIS REZONING PETITION RELATES TO THE APPROXIMATELY 84.16 ACRES SHOWN AS DEVELOPMENT AREAS A, B, C, D, AND E ON THE ATTACHED REZONING SHEETS TO ALLOW FOR REDEVELOPMENT AS A MIXED-USE COMMUNITY OF RESIDENTIAL, RECREATIONAL AND COMMERCIAL USES IN A WELL-DESIGNED PEDESTRIAN FRIENDLY/WALKABLE MANNER.

**LEGEND**

■ **LEVINE PROPERTIES REZONING:**  
MIXED-USE RESIDENTIAL/RETAIL/  
OFFICE/RECREATIONAL USE

■ **HORIZON PROPERTIES REZONING:**  
RESIDENTIAL

■ **NORTHWOOD RAVIN REZONING:**  
RESIDENTIAL

- NOTE:**
1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
  2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ1-00

**NOT FOR CONSTRUCTION**

**LEVINE  
PROVIDENCE AND  
SARDIS LANE  
REZONING**

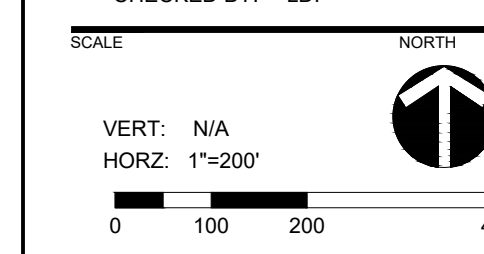
LEVINE PROPERTIES  
5821 BRITTANY CT 11  
CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING 2ND SUBMITTAL	11.14.2023
3	REZONING 3RD SUBMITTAL	02.12.2024
4	REZONING 4TH SUBMITTAL	03.11.2024

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI



VISION STATEMENT

RZ0-00



LEGEND

- - - PROPERTY/EXISTING RIGHT-OF-WAY LINE
- TREES WITHIN EXISTING RIGHT-OF-WAY
- EXISTING TREES ALONG PROVIDENCE FALL BETWEEN EXISTING AND PROPOSED RIGHT-OF-WAY



REZONING PETITION NO.  
RZP-2023-038

REVISED

SCALE

NOT FOR CONSTRUCTION

PROJECT

LEVINE PROVIDENCE AND SARDIS LANE REZONING

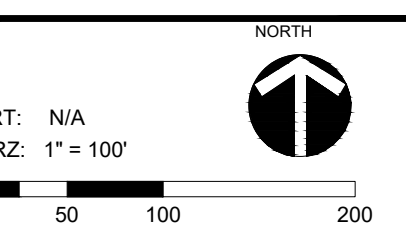
LEVINE PROPERTIES  
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CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

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DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI



SHEET TITLE  
EXISTING RIGHT-OF-WAY TREE PLAN

SHEET NUMBER  
RZ1-10

**SITE DEVELOPMENT DATA:**

**Acres:** TOTAL: ±84.16 ACRES  
**Tax Parcel #s:** 187-221-33, 34, & 18; 187-342-01; 187-351-06; 187-331-01  
**Existing Zoning:** (A) N1-A/N2-B, (B) N2-B, (C) B-1SCD, (D) R-20MF/B-1CD, (E) R-20MF  
**Proposed Zoning:** UR-2(CD), MUDD (CD), AND MUDD-O  
**Existing Uses:** RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND RECREATIONAL  
**Proposed Uses:** (I) RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND RECREATIONAL, AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT FOR THE AREAS DESIGNATED AS UR-2(CD);  
 (II) RESIDENTIAL, RECREATIONAL, INSTITUTIONAL, GOVERNMENT BUILDING, AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREAS DESIGNATED AS MUDD-O; AND  
 (III) RESIDENTIAL USES AND OUTDOOR RECREATIONAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREA DESIGNATED MUDD(CD), AND ALL AS MORE PARTICULARLY DESCRIBED IN SECTION 3 AND IN THE OPTIONAL PROVISIONS (WHICH SHALL CONTROL).

**Max. Development:** (I) **WITHIN DEVELOPMENT AREA A** UP TO 125 ATTACHED DWELLING UNITS OR DETACHED DWELLING UNITS, OUTDOOR RECREATIONAL USES ASSOCIATED WITH A SCHOOL, INSTITUTIONAL OR CIVIC USES AS ALLOWED IN THE MUDD ZONING DISTRICT;  
 (II) **WITHIN DEVELOPMENT AREA B** UP TO 725 RESIDENTIAL UNITS, AND UP TO 225,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT;  
 (III) **WITHIN DEVELOPMENT AREA C** UP TO 92,740 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT;  
 (IV) **WITHIN DEVELOPMENT AREA D** UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR RECREATION USES, A LARGER CHILDCARE CENTER, AS ALLOWED IN THE MUDD ZONING DISTRICT;  
 (V) **WITHIN DEVELOPMENT AREA E** UP TO 263 RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE UR-2 ZONING DISTRICT (THERE CURRENTLY EXIST 263 UNITS IN DEVELOPMENT AREA E), SUBJECT TO THE TRANSFER PROVISIONS DESCRIBED IN SECTION 3

**Max. Building Height:** EACH DEVELOPMENT AREA WILL BE LIMITED AS FOLLOWS (EXCEPT AS MAY BE EXPRESSLY PROVIDED IN SECTION 2, HEIGHT SHALL BE MEASURED/CALCULATED AS DEFINED BY THE ORDINANCE):  
 (I) **WITHIN DEVELOPMENT AREA A** A MAXIMUM HEIGHT OF 48 FEET;  
 (II) **WITHIN DEVELOPMENT AREA B** A MAXIMUM HEIGHT OF 80 FEET;  
 (III) **WITHIN DEVELOPMENT AREA C** A MAXIMUM HEIGHT OF 65 FEET;  
 (IV) **WITHIN DEVELOPMENT AREA D** A MAXIMUM HEIGHT OF 60 FEET;  
 (V) **WITHIN DEVELOPMENT AREA E** THE MAXIMUM BUILDING HEIGHT SHALL BE 65 FEET.

**Parking:** AS REQUIRED BY THE ORDINANCE.

**NOTE:**  
 1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.  
 2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ1-00  
 3. FOR STREET SECTIONS & SETBACKS SEE SHEET RZ2-10

**REZONING PETITION NO. RZP-2023-038**

**NOT FOR CONSTRUCTION**

**LEVINE PROVIDENCE AND SARDIS LANE REZONING**

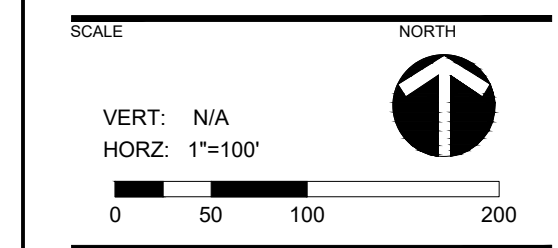
LEVINE PROPERTIES  
 5821 BRITANNY CT 11  
 CHARLOTTE NC 28270

DESIGN PROJECT: 1022363

**REVISION / ISSUANCE**

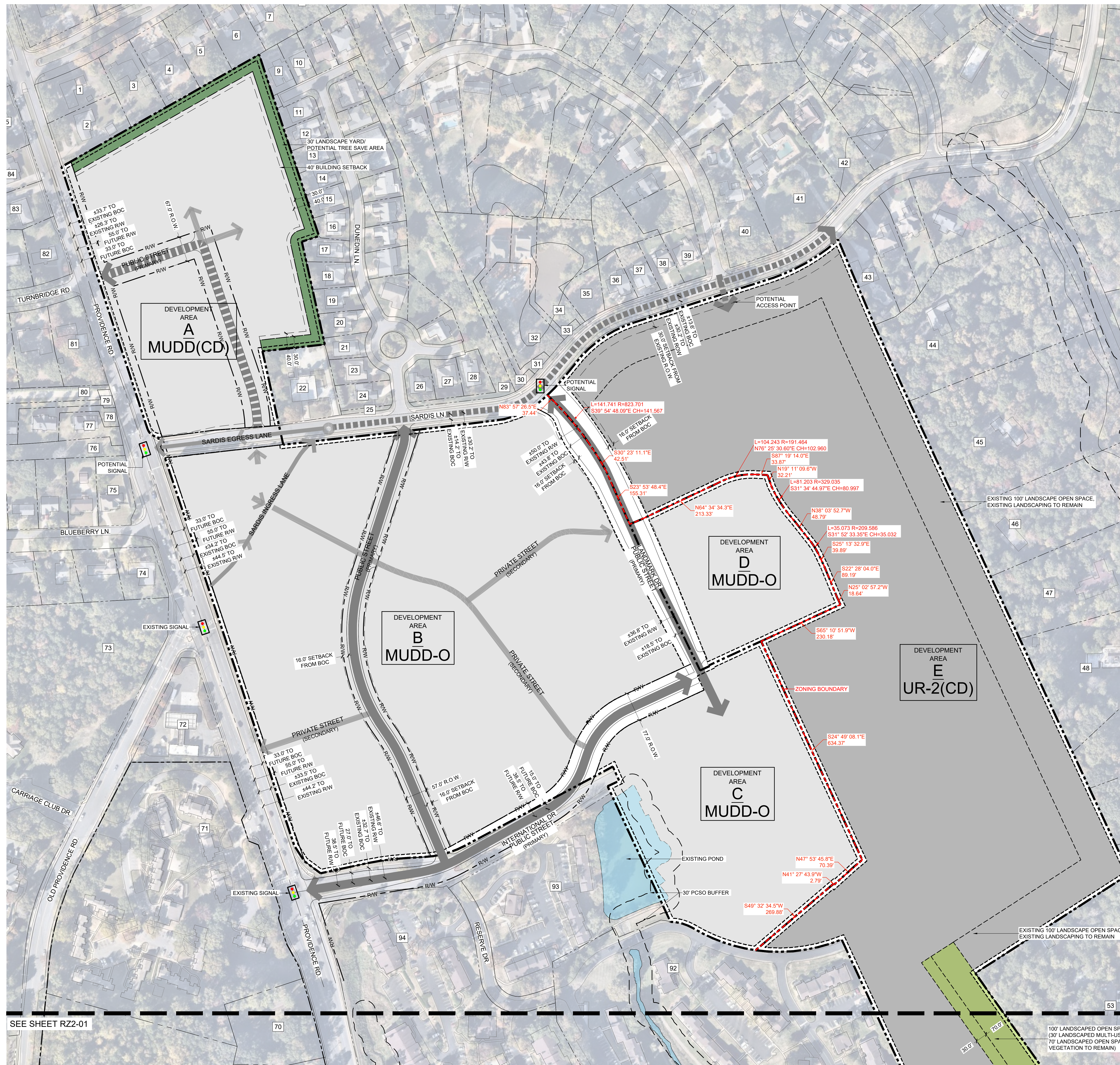
NO.	DESCRIPTION	DATE
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4	REZONING 4TH SUBMITTAL	03.11.2024

DESIGNED BY: LDI  
 DRAWN BY: LDI  
 CHECKED BY: LDI



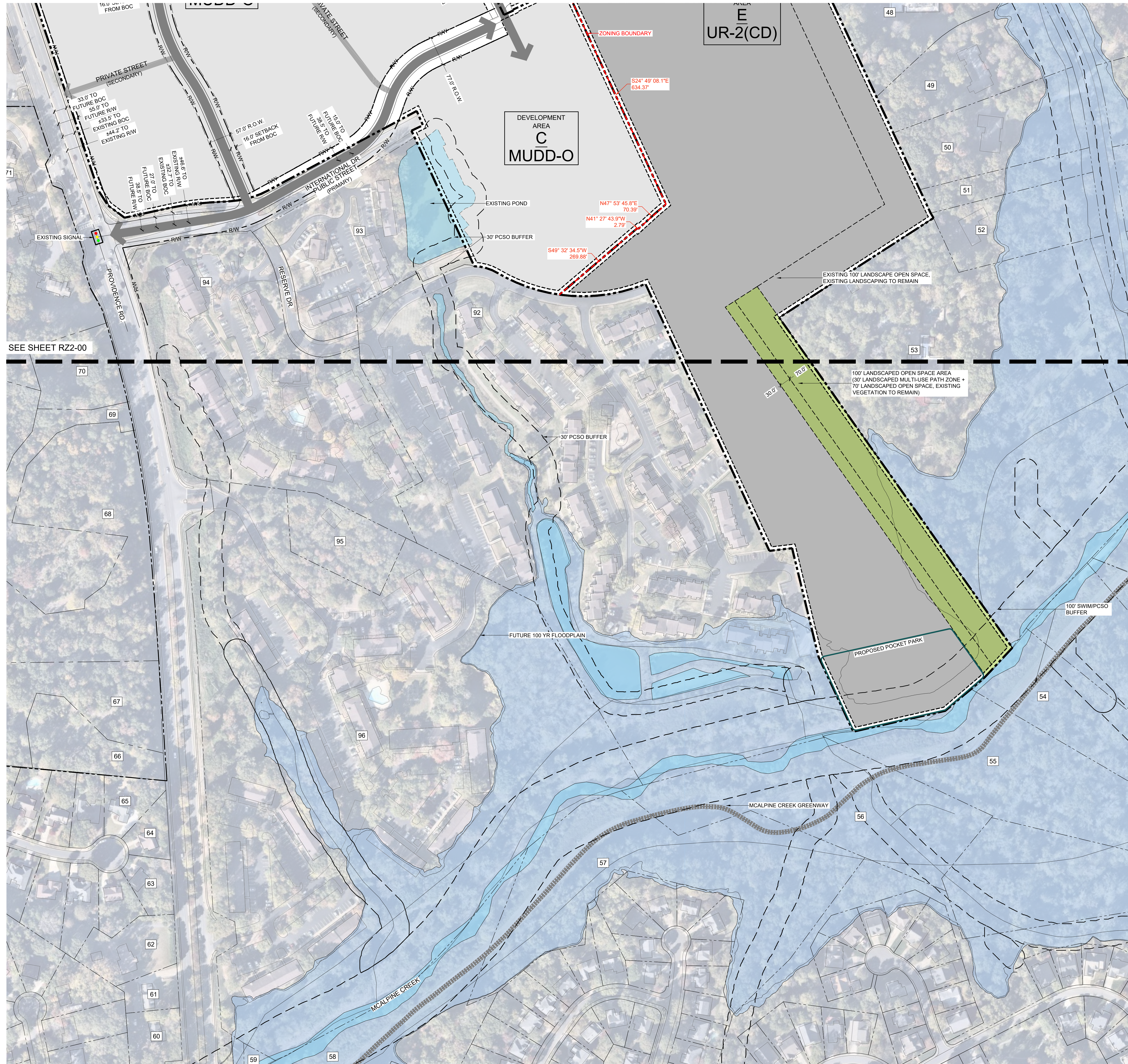
**TECHNICAL DATA SHEET**

**RZ2-00**



SEE SHEET RZ2-01

100' LANDSCAPED OPEN SPACE (30' LANDSCAPED MULLTHUSE P  
 70' LANDSCAPED OPEN SPACE, VEGETATION TO REMAIN)



**SITE DEVELOPMENT DATA:**

**Acres:** TOTAL: ±84.16 ACRES

**Tax Parcel #s:** 187-221-33, 34, & 18, 187-342-01; 187-351-06, 187-331-01

**Existing Zoning:** (A) N1-A/N2-B, (B) N2-B, (C) B-1SCD, (D) R-20MF/B-1CD, (E) R-20MF

**Proposed Zoning:** UR-2(CD), MUDD (CD), AND MUDD-O

**Existing Uses:** RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND RECREATIONAL

**Proposed Uses:**

- (I) RESIDENTIAL USES, AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UR-2 ZONING DISTRICT FOR THE AREAS DESIGNATED AS UR-2(CD);
- (II) RESIDENTIAL, RECREATIONAL, INSTITUTIONAL, GOVERNMENT BUILDING, AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREAS DESIGNATED AS MUDD-O; AND
- (III) RESIDENTIAL USES AND OUTDOOR RECREATIONAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS ALONG WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT FOR THE AREA DESIGNATED MUDD(CD), AND ALL AS MORE PARTICULARLY DESCRIBED IN SECTION 3 AND IN THE OPTIONAL PROVISIONS (WHICH SHALL CONTROL).

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- (III) **WITHIN DEVELOPMENT AREA C** A MAXIMUM HEIGHT OF 65 FEET;
- (IV) **WITHIN DEVELOPMENT AREA D** A MAXIMUM HEIGHT OF 60 FEET;
- (V) **WITHIN DEVELOPMENT AREA E** THE MAXIMUM BUILDING HEIGHT SHALL BE 65 FEET.

**Parking:** AS REQUIRED BY THE ORDINANCE.

**NOTE:**

1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ1-00
3. FOR STREET SECTIONS & SETBACKS SEE SHEET RZ2-10

REZONING PETITION NO.  
RZP-2023-038

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES  
5821 BRITTANY CT 11  
CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

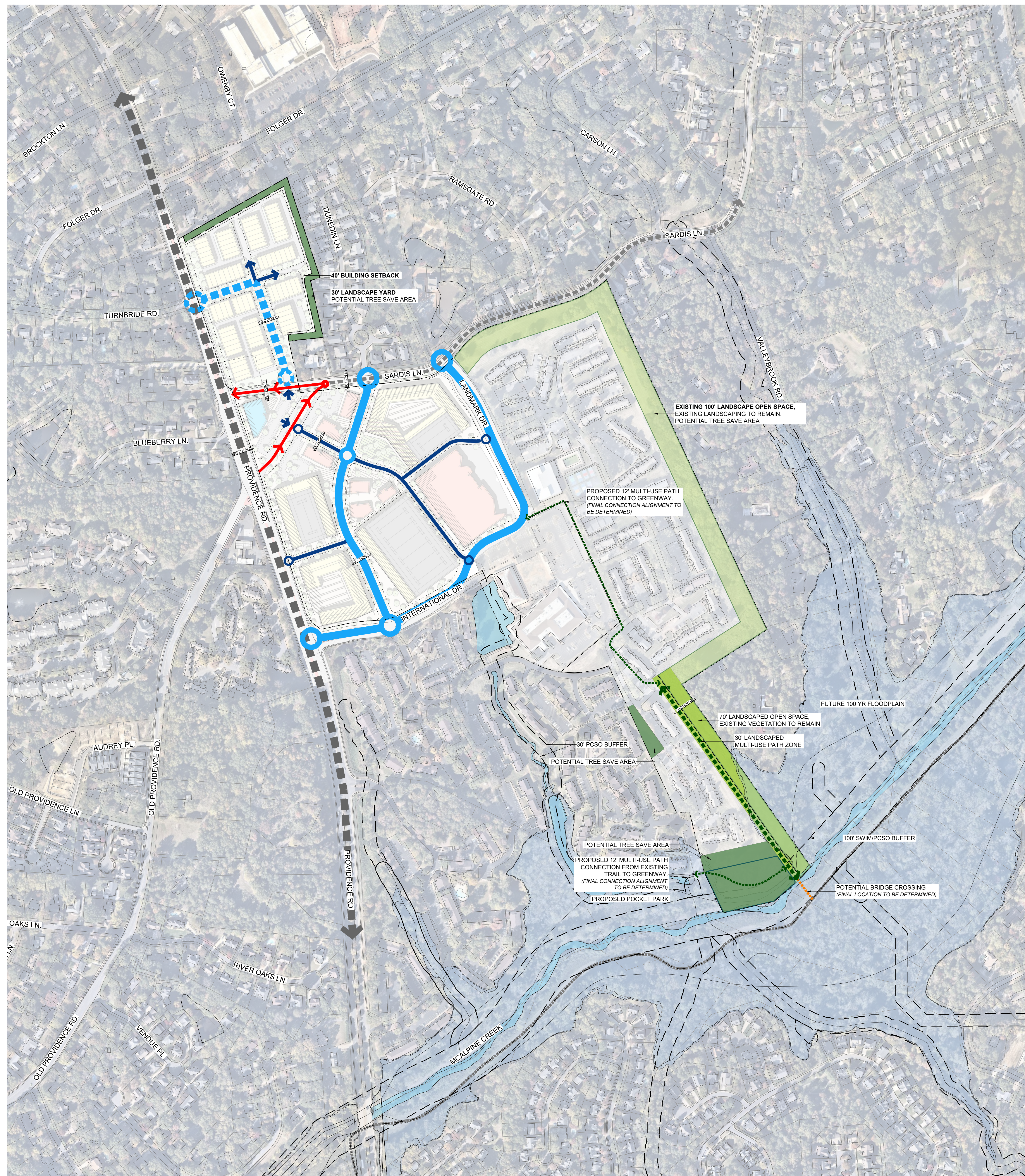
REVISION / ISSUANCE		
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4	REZONING 4TH SUBMITTAL	03.11.2024

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE: VERT: N/A  
HORZ: 1"=100'

TECHNICAL DATA SHEET

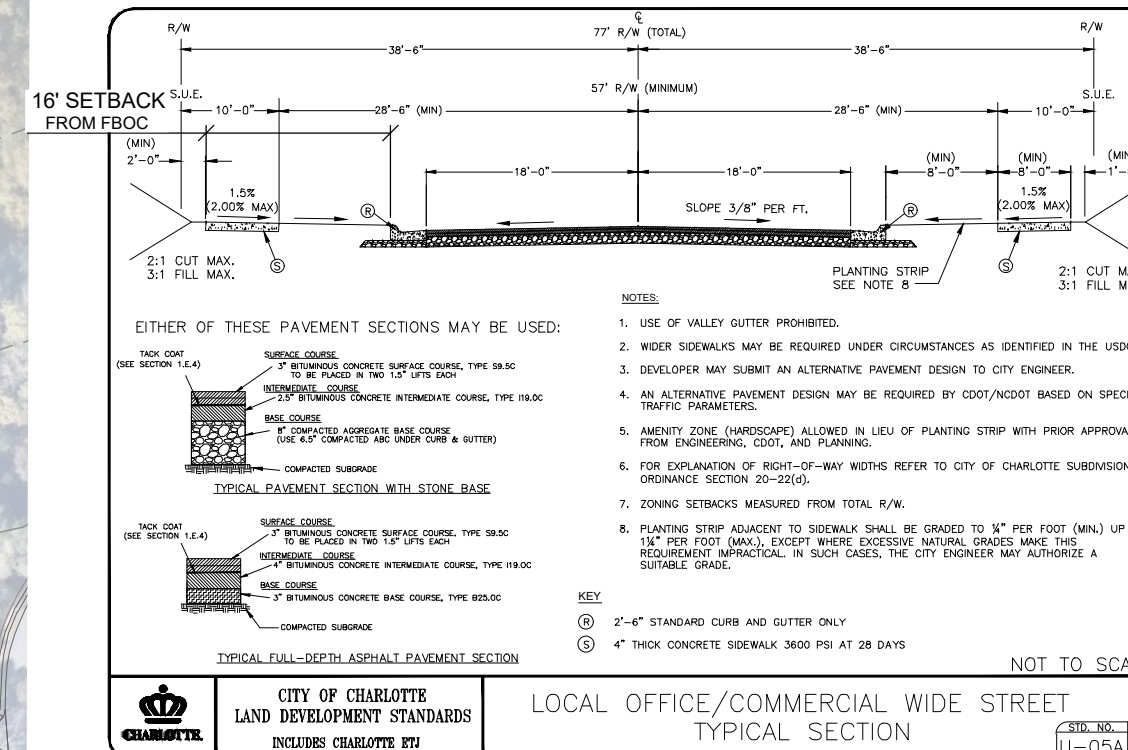
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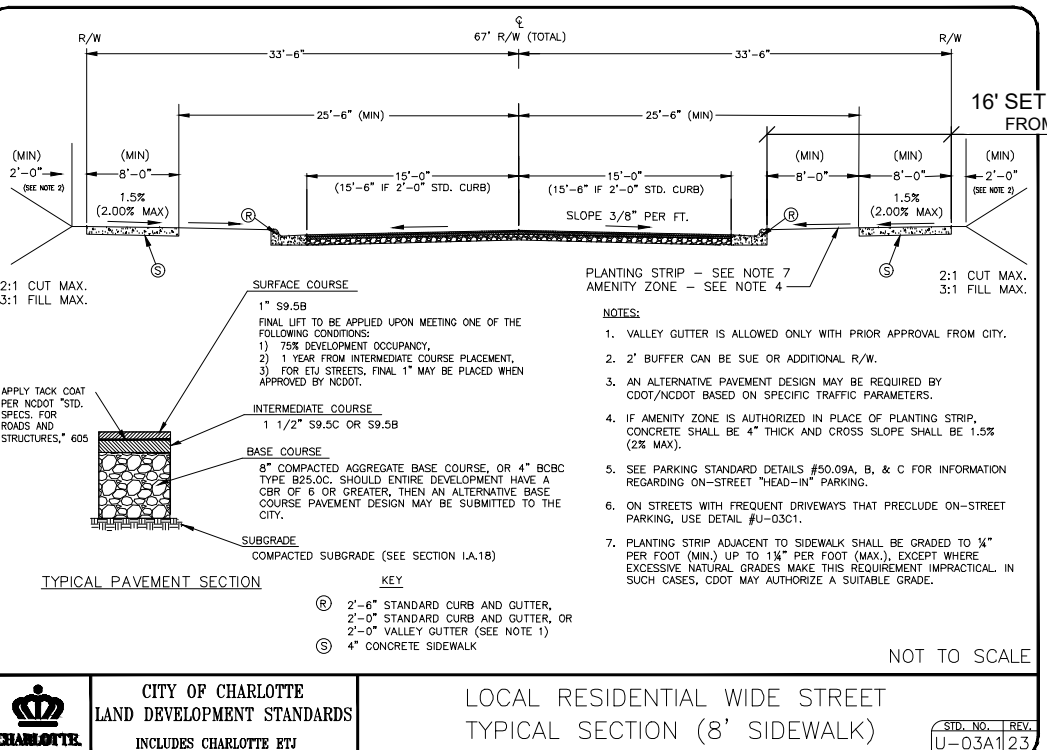
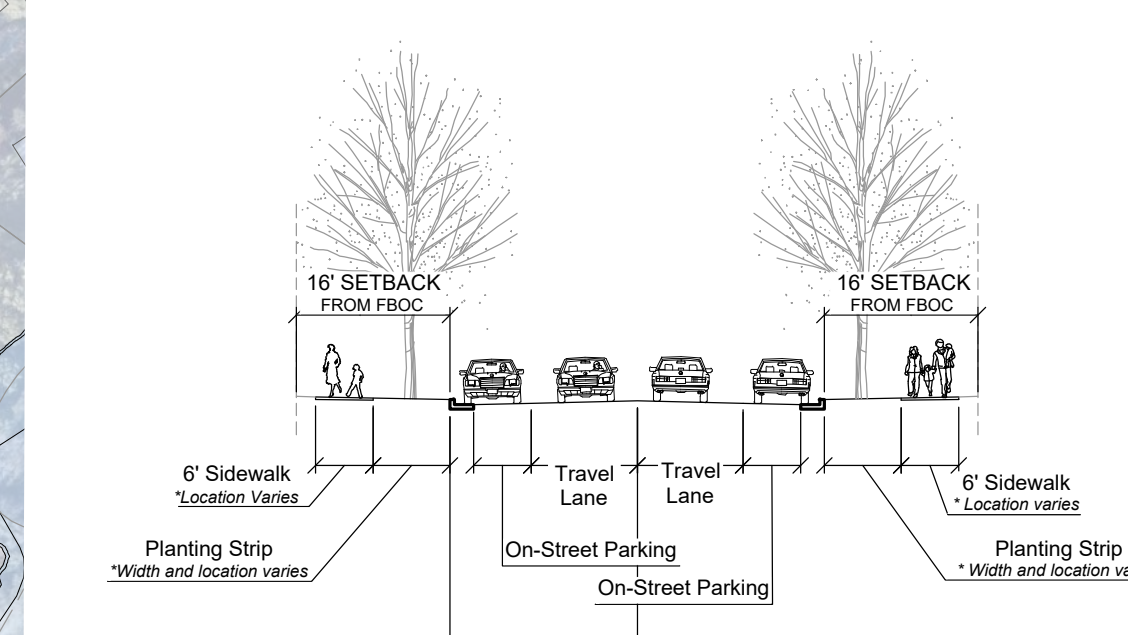
- LEGEND (STREETS)**
- █ PUBLIC STREET (PRIMARY)
  - ▨ PUBLIC STREET (PRIMARY)
  - ▩ PRIVATE STREET (SECONDARY)
  - █ 4 LANE BOULEVARD
  - ▨ 2 LANE AVENUE
  - █ INGRESS/EGRESS LANE

**TREE SAVE:**  
TOTAL OVERALL SITE: ±84.16 AC  
TREE SAVE AT 15% REQUIRED: ±12.624 AC \*PER THE REQUIRED ORDINANCE

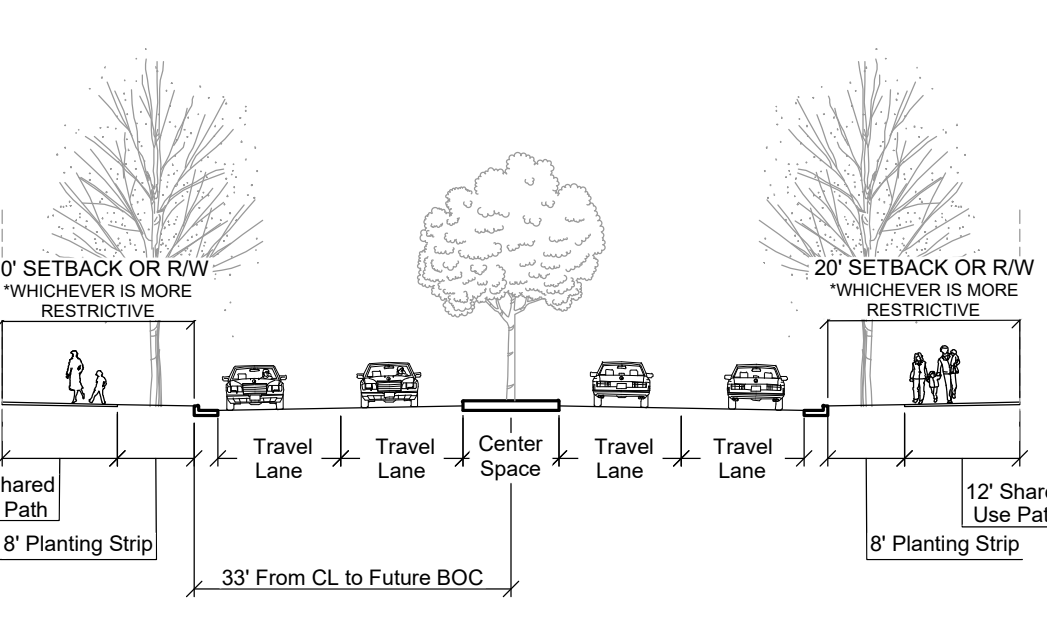
- LEGEND**
- ▨ EXISTING MCALPINE CREEK GREENWAY
  - ▩ PROPOSED GREENWAY
  - ▨ PROPOSED CONNECTION TO GREENWAY
  - ▨ PROPOSED BRIDGE CONNECTION
  - █ LANDSCAPE YARD/TREE SAVE AREA
  - █ 100' LANDSCAPED OPEN SPACE AREA
  - ▨ EXISTING 100' BUFFER
  - █ EXISTING POND
  - ▨ FUTURE 100 YR FLOODPLAIN
  - PROPERTY LINE
  - █ POCKET PARK



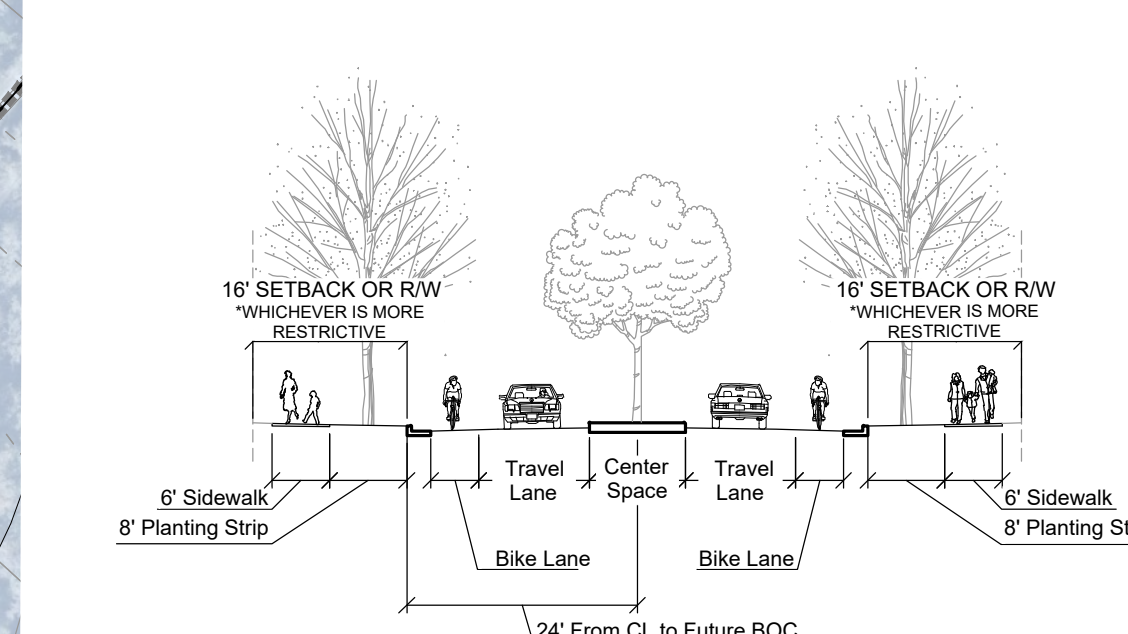
**SECTION A - PUBLIC STREET (NETWORK)**  
CLDSM: U-05A



**SECTION B - PUBLIC STREET (NETWORK)**  
CLDSM: U-03A1

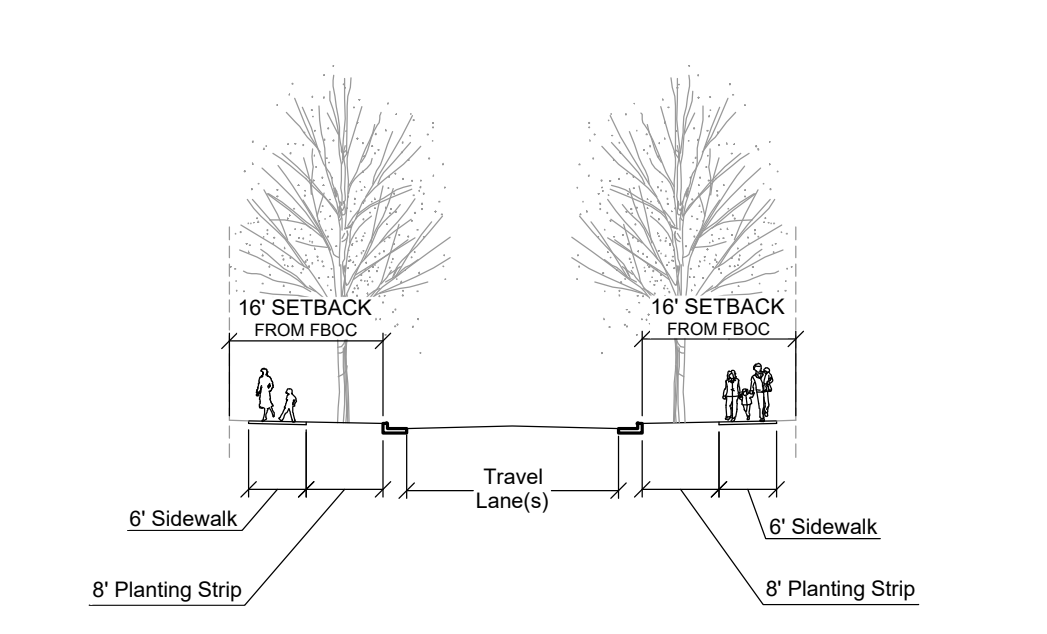


**SECTION C - INTERNAL PRIVATE STREET (NON-NETWORK)**  
(ON-STREET PARKING OPTIONAL)

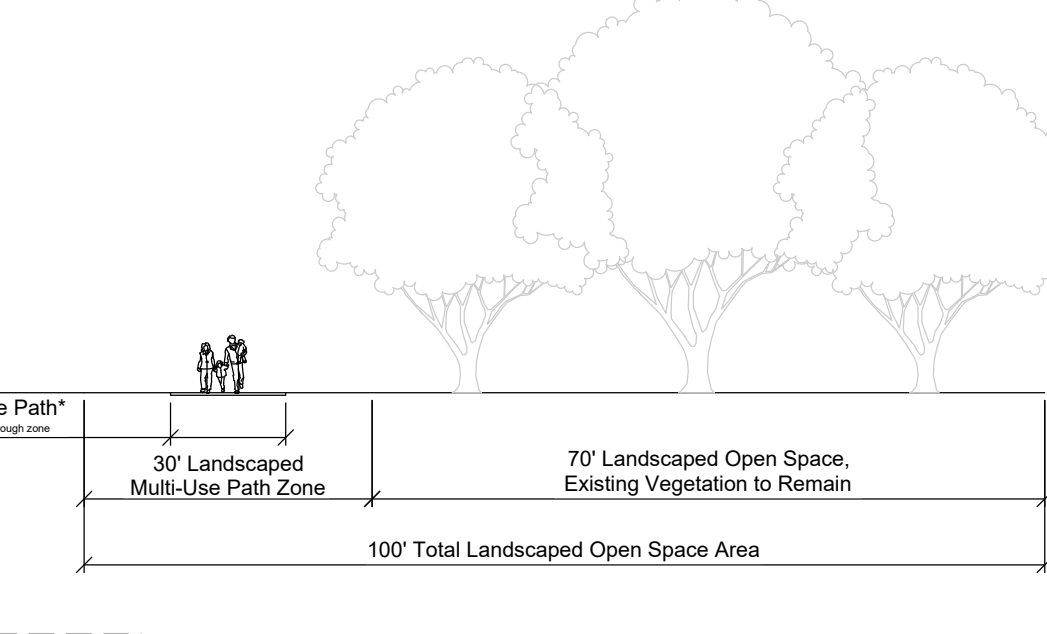


**SECTION E - PUBLIC STREET (NETWORK)**  
TWO-WAY SARDIS LANE  
REFERENCE: CROSS SECTION FROM CHARLOTTE STREETS MAP 2+ AVENUE, BIKE LANES  
ALTERNATE: SHARED USE PATH IN LIEU OF IN STREET BIKE LANE

**SECTION D - PUBLIC STREET (NETWORK)**  
PROVIDENCE ROAD  
REFERENCE: CROSS SECTION FROM CHARLOTTE STREETS MAP 4+ BOULEVARD, SHARED USE PATH



**SECTION F - SARDIS INGRESS/EGRESS**  
SUBJECT TO APPROVED T.I.S.



**SECTION G - 100' LANDSCAPED OPEN SPACE AREA**

REZONING PETITION NO. RZP-2023-038

REVISED

SCALE

NOT FOR CONSTRUCTION

PROJECT

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES  
5821 BRITANY CT 11  
CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

REVISION / ISSUANCE

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DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 200'

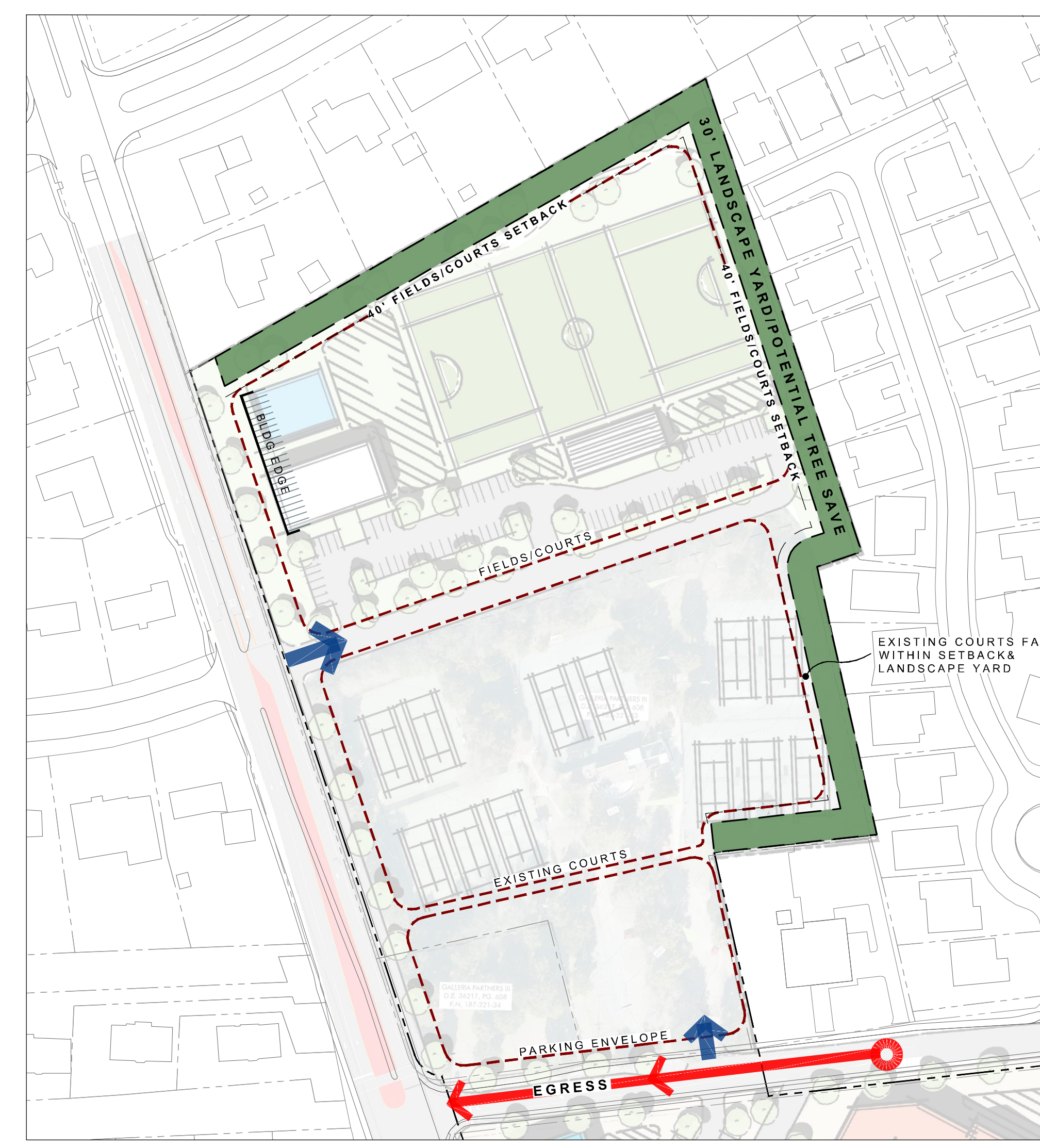
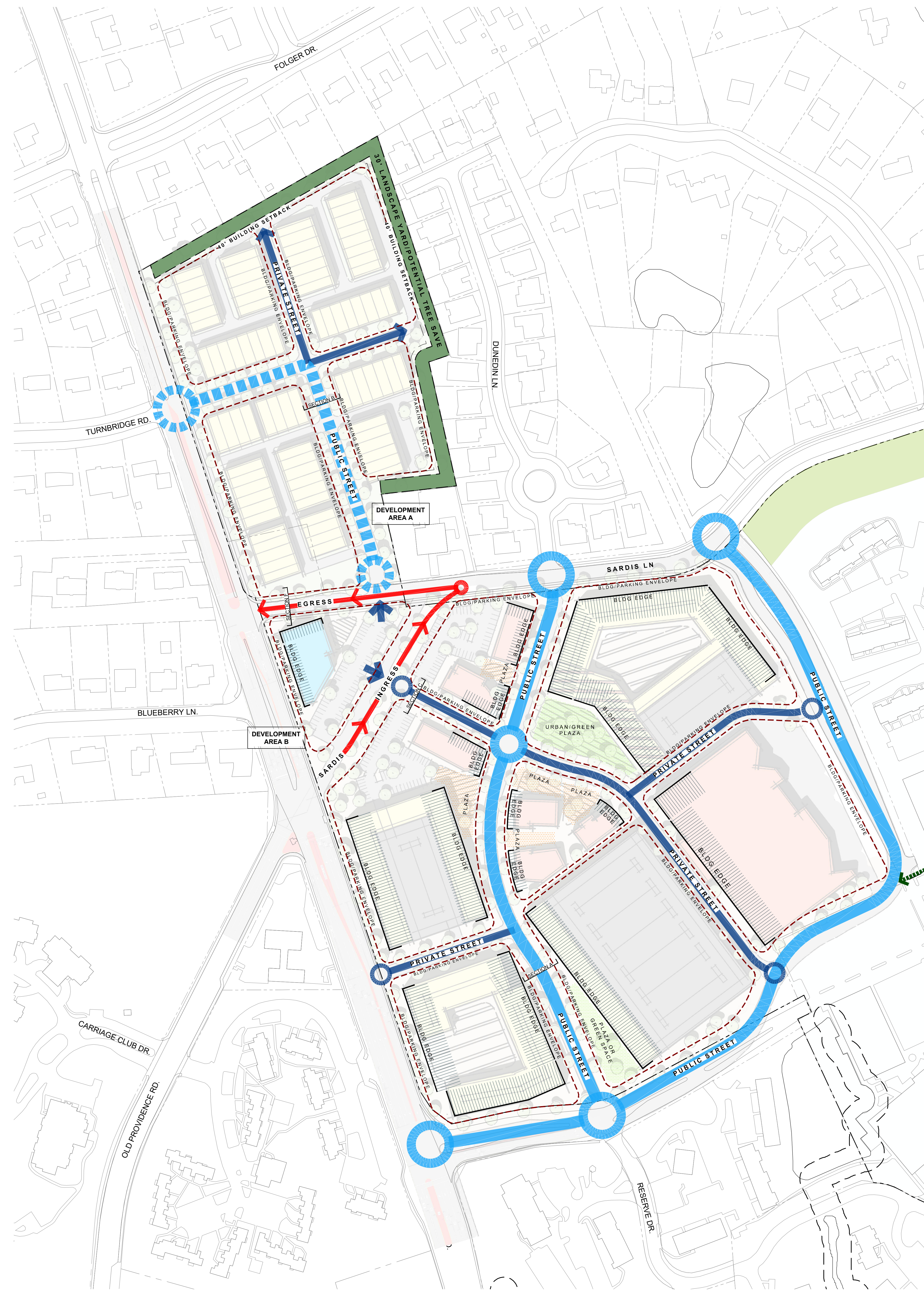
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SHEET NUMBER: RZ2-10

NO.	DESCRIPTION	DATE
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2	REZONING 2ND SUBMITTAL	11.14.2023
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LEGEND

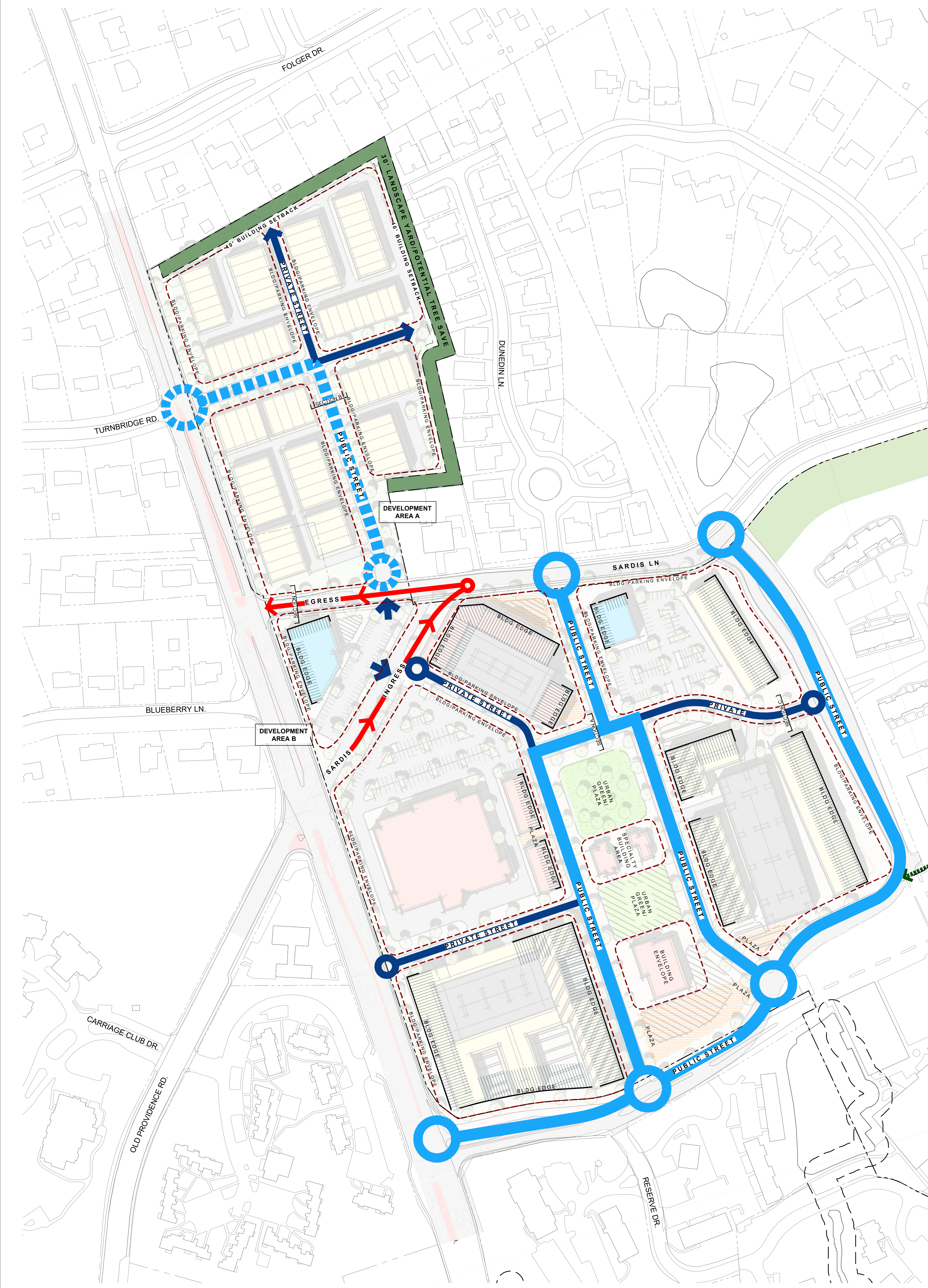
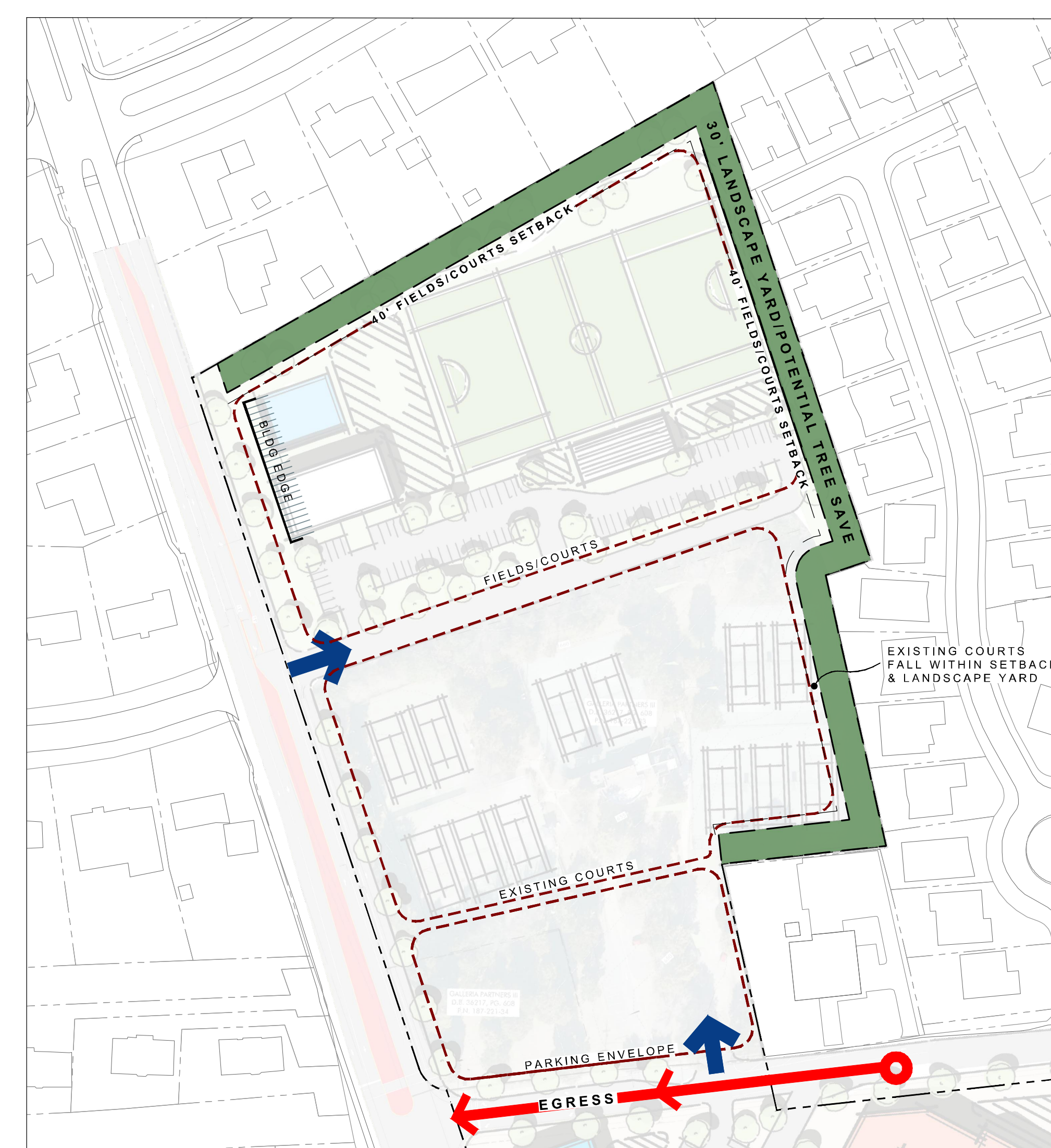
- PUBLIC STREET (PRIMARY)
- PUBLIC STREET (PRIMARY)
- PRIVATE STREET (SECONDARY)
- INGRESS/EGRESS LANE
- BUILDING/PARKING ENVELOPE
- BUILDING EDGE
- PLAZA
- URBAN GREEN/PLAZA
- LANDSCAPE YARD/TREE SAVE AREA
- EXISTING 100' BUFFER
- PROPERTY LINE



NOTES:  
1. SITE PLAN IS FOR DESIGN INTENT ONLY. DESIGN IS SUBJECT TO CHANGE AT TIME OF FINAL CONSTRUCTION.  
2. FOR STREET CROSS SECTIONS SEE SHEET RZ2-10

NO.	DESCRIPTION	DATE
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- LEGEND
- PUBLIC STREET (PRIMARY)
  - PRIVATE STREET (SECONDARY)
  - INGRESS/EGRESS LANE
  - BUILDING/PARKING ENVELOPE
  - BUILDING EDGE
  - PLAZA
  - URBAN GREEN/PLAZA
  - LANDSCAPE YARD/TREE SAVE AREA
  - EXISTING 100' BUFFER
  - PROPERTY LINE



NOTES:  
1. SITE PLAN IS FOR DESIGN INTENT ONLY. DESIGN IS SUBJECT TO CHANGE AT TIME OF FINAL CONSTRUCTION.  
2. FOR STREET CROSS SECTIONS SEE SHEET RZ2-10





