

SITE DEVELOPMENT DATA

ACREAGE: ± 5.5 ACRES
TAX PARCEL: 177-062-12
EXISTING ZONING: OFC
PROPOSED ZONING: RAC(CD)
EXISTING USES: OFFICE
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RAC ZONING DISTRICT, WHERE APPLICABLE, NOT OTHERWISE LIMITED HEREIN.
MAXIMUM DEVELOPMENT: 360 MULTI-FAMILY STACKED AND/OR MULTI-FAMILY ATTACHED (TOWNHOME) RESIDENTIAL UNITS WITH CONVERSION RIGHTS HEREIN TO ALLOW UP TO 8,000 SQUARE FEET OF RETAIL USES.
MAXIMUM BUILDING HEIGHT: PER THE UDO, RESTRICTED HEIGHT PLANE PER ADJACENT N1 PLACETYPE
PARKING: PER THE UDO

ISSUED FOR PERMITTING

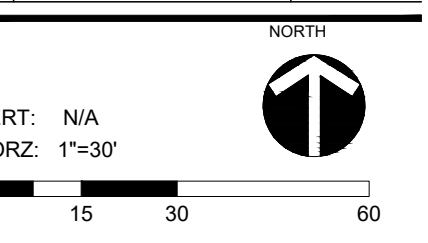
5825 CARNEGIE BLVD

NORTHWOOD RAVIN
5825 CARNEGIE BLVD
CHARLOTTE, NC

1025071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1ST SUBMITTAL		05-15-2025
REVISIONS PER COMMENTS		08-11-2025



TECHNICAL DATA SHEET

RZ1.00

Petitioner: Northwood Ravin
Rezoning Petition No. 2025-063

- **Acreage:** ± 5.5 acres
- **Tax Parcel:** 177-062-12
- **Existing Zoning:** OFC
- **Proposed Zoning:** RAC(CD)
- **Existing Uses:** Office
- **Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, including but not limited to the RAC zoning district, where applicable, not otherwise limited herein
- **Maximum Development:** 360 multi-family stacked and/or multi-family attached (townhome) residential units with conversion rights herein to allow up to 8,000 square feet of retail uses.
- **Maximum Building Height:** per the UDO, restricted height plane per adjacent N1 placetype
- **Parking:** per the UDO

a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Northwood Ravin (“Petitioner”) to accommodate the development of mixed use development on an approximately 5.5-acre site located on the east side of Carnegie Boulevard, across from Torp Landing Boulevard, more particularly described as Mecklenburg County Tax Parcel Number 177-662-02 (the “Site”).

b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the “UDO”).

b. **Conversion Rates:** Residential units may be converted to retail square footage at a rate of one (1) residential unit to 1,000 square feet of retail square footage. However, the total amount of retail uses shall not exceed 8,000 total square feet.

1. **Prohibited Building Materials:** Vinyl siding shall not be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and the like.

6. All buildings shall contain a maximum of six (6) units per building. There shall be a maximum of two (2) buildings on the Site that are six-unit buildings.

2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options;

i. Petitioner shall provide the details in which the specialty paving materials are utilized to satisfy the requirements of this note, including details/technical notes on said materials and the location in which they will be placed, during the permitting phase of development if this element is utilized.

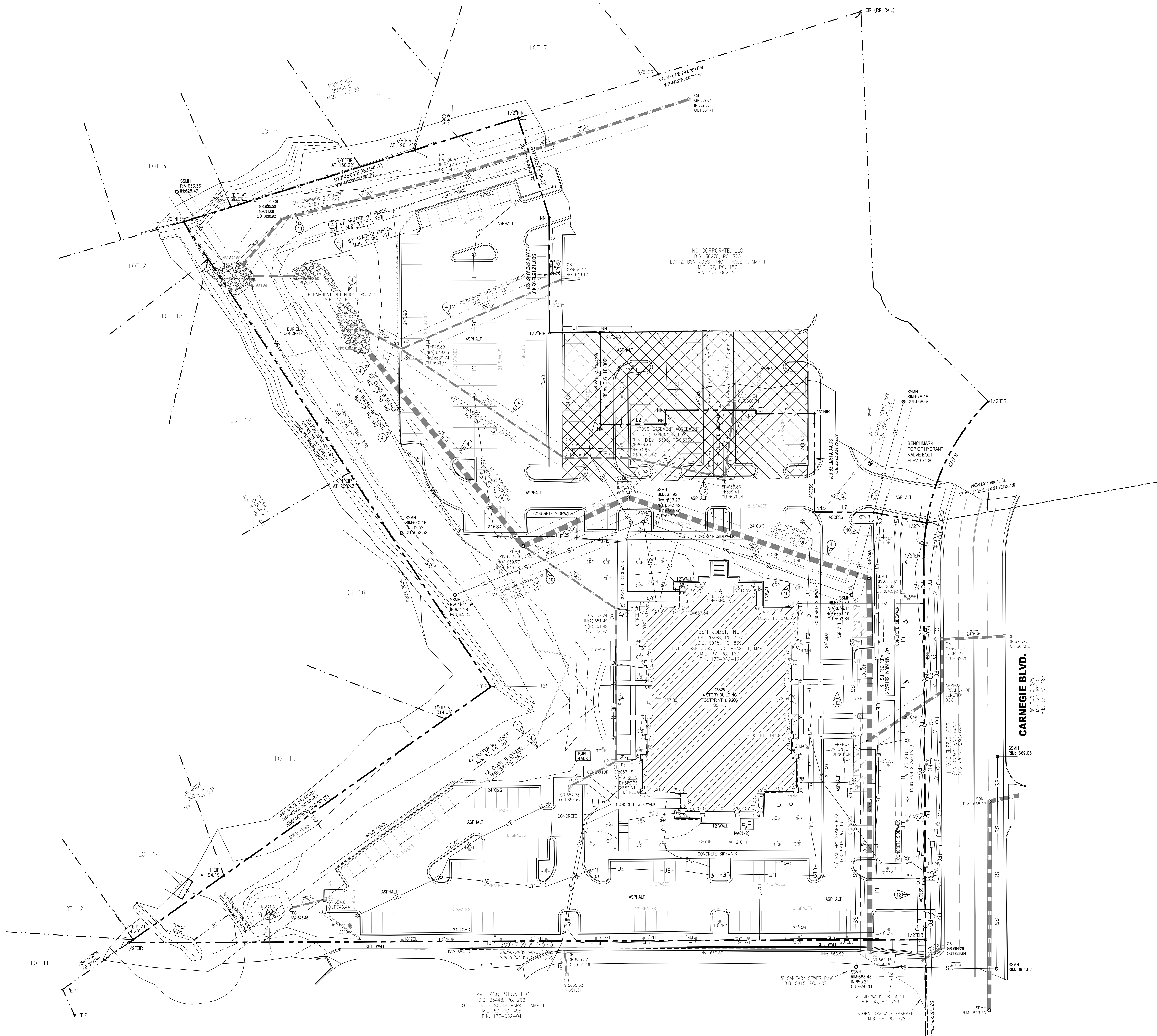
- i. If this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation during the permitting phase of development.

g. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the South Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

b. The location, size, and type of storm water management systems if depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner(s) of the applicable portion of the Site in accordance with the provisions herein and article 37.3 of the UDO. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the UDO.

If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owner(s) of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



KEY MAP

SEAL

ISSUED FOR
PERMITTING

PROJECT

5825 CARNEGIE
BLVD

NORTHWOOD RAVIN
5825 CARNEGIE BLVD
CHARLOTTE, NC

LANDDESIGN PROJ.#
1025071

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
18T	SUBMITTAL	05-15-2025
1	REVISIONS PER COMMENTS	08-11-2025

SCALE
VERT: N/A
HORIZ: 1"=30'

0 15 30 60
NORTH
EXISTING CONDITIONS

SHEET NUMBER
RZ3.00

PETITION NO. 2025-063