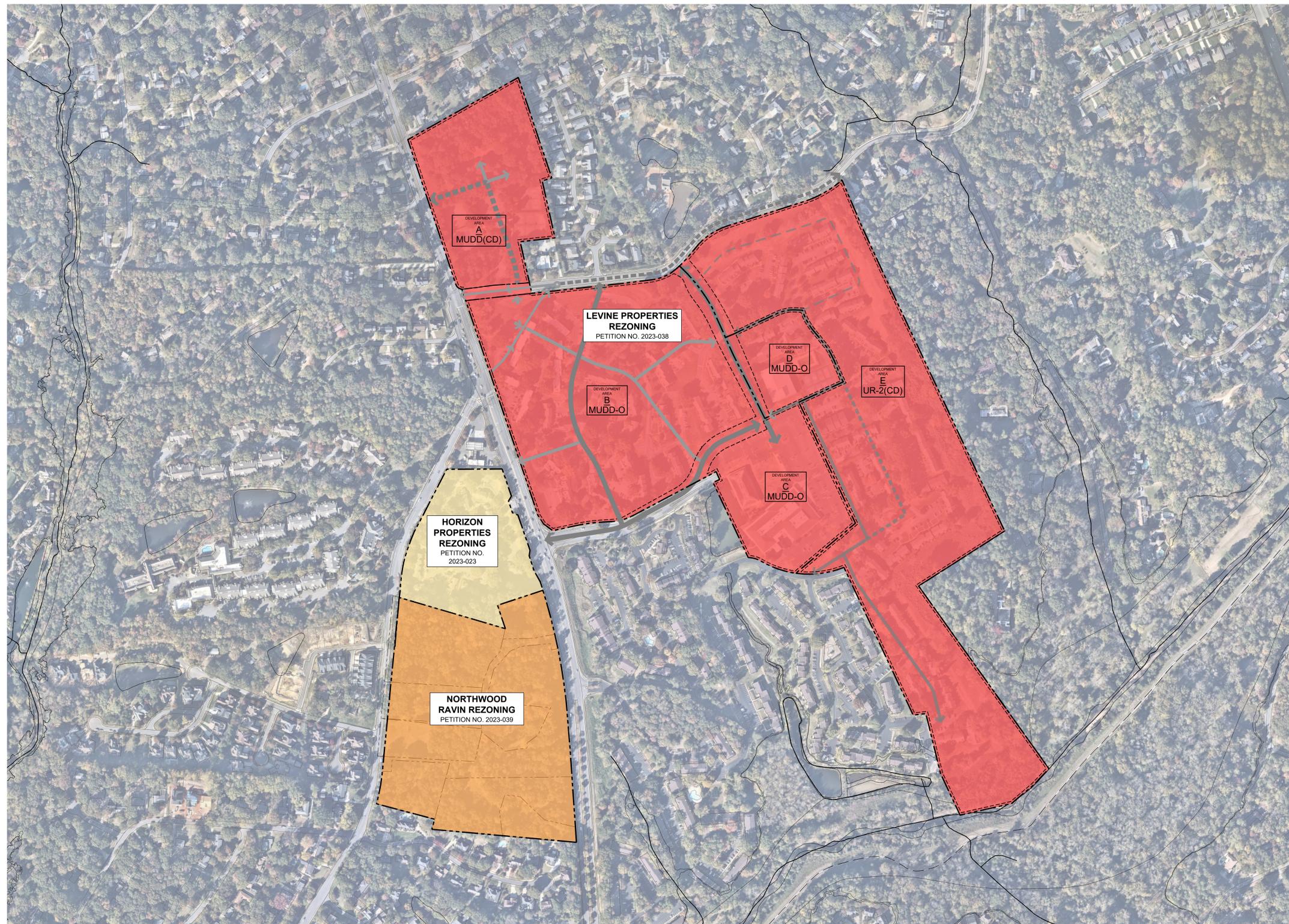


VICINITY MAP
SCALE = 1" = 2,000'

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-THE THREE SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING AN OVER 55-YEAROLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.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

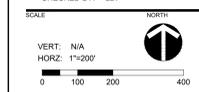
LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

REVISION / ISSUANCE

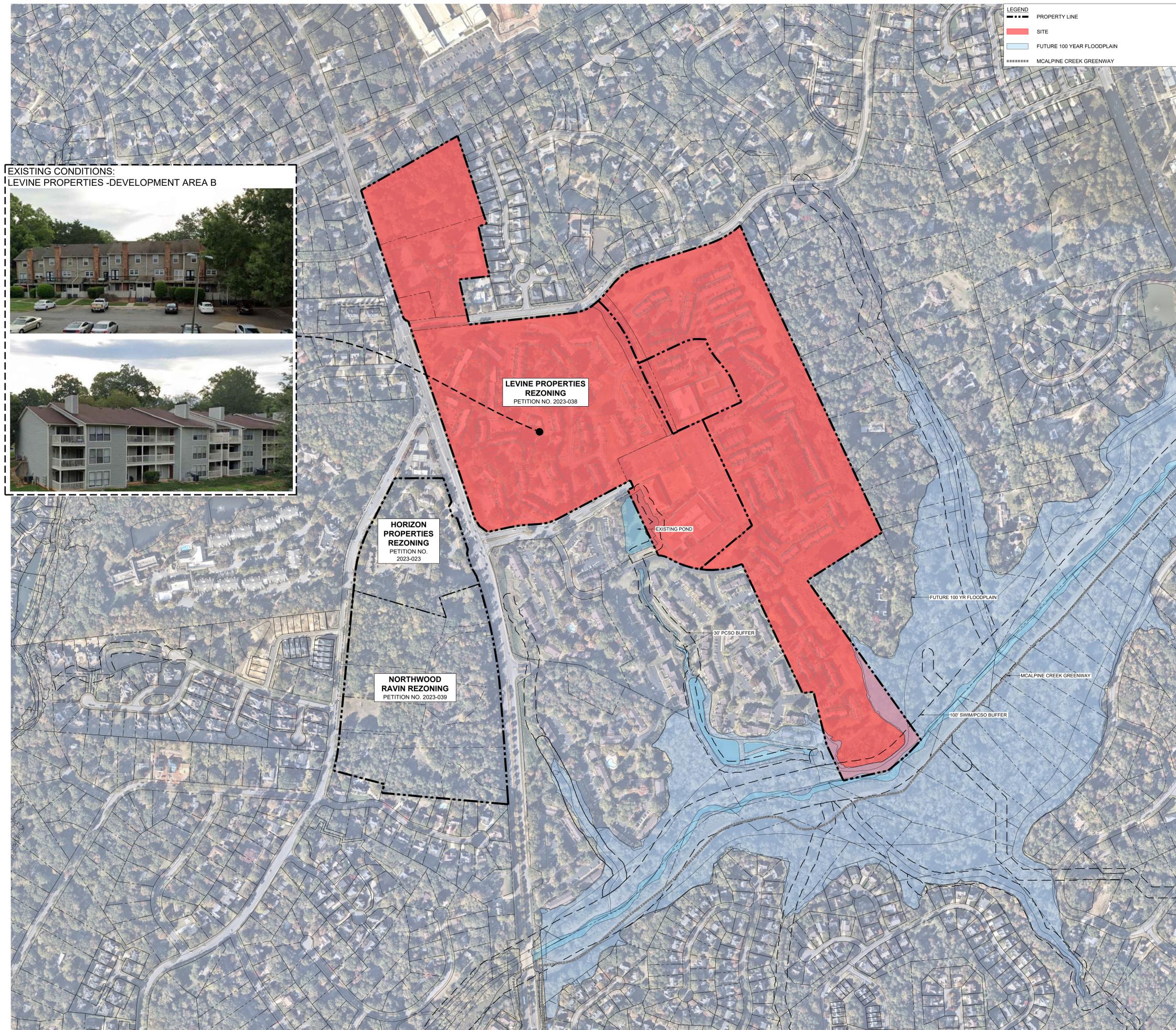
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8	REZONING 8TH SUBMITTAL	10.23.2024

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



VISION STATEMENT

RZ0-00



LEGEND

- PROPERTY LINE
- █ SITE
- ▭ FUTURE 100 YEAR FLOODPLAIN
- MCALPINE CREEK GREENWAY

EXISTING CONDITIONS:
LEVINE PROPERTIES -DEVELOPMENT AREA B



HORIZON PROPERTIES REZONING
PETITION NO. 2023-023

NORTHWOOD RAVIN REZONING
PETITION NO. 2023-039

LEVINE PROPERTIES REZONING
PETITION NO. 2023-038

EXISTING POND

FUTURE 100 YR FLOODPLAIN

30' PCSO BUFFER

MCALPINE CREEK GREENWAY

100' SWIMPCSO BUFFER

LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	187-221-16	DANIEL	GONZALEZ	N1-A
2	187-221-17	PAUL	LAZAROU	N1-A
3	187-221-15	MARY	SMITH	N1-A
4	187-221-14	LAURA	BAREFOOT	N1-A
5	187-221-13	JOAN	KILIAN	N1-A
6	187-221-12	JOHANNA	BLACKWELL	N1-A
7	187-221-11	ARMIN	MAHMUTEFENDIC	N1-A
8	187-221-10	JOSEPH	BURRIDGE	N1-A
9	187-221-61	BARBARA	DEVINNEY	R-20MF
10	187-221-62	KEIKO	NISHIMARU	R-20MF
11	187-221-60	GEORGE	LAUGHIRIN	R-20MF
12	187-221-69	CELIA	LANEY	R-20MF
13	187-221-88	WILLIAM	LEMELY	R-20MF
14	187-221-87	ALEXANDER	SANSONE	R-20MF
15	187-221-86	JAMES	HAWKING	R-20MF
16	187-221-85	SHARON	PEARSON	R-20MF
17	187-221-84	KIANG-TA	HO	R-20MF
18	187-221-83	JAMES	JONES	R-20MF
19	187-221-82	ARIANNA	TAN	R-20MF
20	187-221-81	RUBIBEN	PATEL	R-20MF
21	187-221-80	JEROME	OBOYLE	R-20MF
22	187-221-31	CITY OF CHARLOTTE		N2-B
23	187-221-79	FRANZ	BEVER	R-20MF
24	187-221-78	PAUL	MASSEY	R-20MF
25	187-221-95	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
26	187-221-77	WILLIAM	GRIFENHAGEN	R-20MF
27	187-221-76	NAVIN	SHAH	R-20MF
28	187-221-75	NANCY	LEFLORE	R-20MF
29	187-221-91	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
30	187-222-12	BARRINGER HOMES LLC		N1-A
31	187-222-13	BARRINGER HOMES LLC		N1-A
32	187-222-14	BARRINGER HOMES LLC		N1-A
33	187-222-15	BARRINGER HOMES LLC		N1-A
34	187-222-16	BARRINGER HOMES LLC		N1-A
35	187-222-17	BARRINGER HOMES LLC		N1-A
36	187-222-05	BRANDEN	CONRAD	N1-A
37	187-222-06	CRISTOPHER	CARRARA	N1-A
38	187-222-07	KEVIN	BARTLETT	N1-A
39	187-222-09	MICHAEL	MCLENDON	N1-A
40	187-221-38	BARRY	LUCAS	N1-A
41	187-221-35	JUAN	GOMEZ	N1-A
42	187-221-36	ROBERT	HORSLEY	N1-A
43	187-291-29	RYAN	RITZ	N1-A
44	187-291-25	FIREBIT LLC		N1-A
45	187-291-22	GEORGE	VELONIS	N1-A
46	187-291-21	TRUST FLOYD	PATTEN	N1-A
47	187-291-20	JESSIE	LYNN	N1-A
48	187-291-19	JONATHAN	SIRES	N1-A
49	187-291-18	EDGAR	BARNES	N1-A
50	187-291-17	CYNTHIA	FENNINGER	N1-A
51	187-291-30	CYNTHIA	FENNINGER	N1-A
52	187-291-16	TRACEY	ALLEN	N1-A
53	187-291-14	ROBERT	MCLEAN	N1-A
54	213-091-09	MECKLENBURG COUNTY		N1-A
55	213-091-08	MECKLENBURG COUNTY		N1-A
56	213-351-06	MECKLENBURG COUNTY		N1-A
57	213-351-05	MECKLENBURG COUNTY		N1-A
58	213-351-02	MECKLENBURG COUNTY		N1-A
59	187-351-01	JAMES	JACKSON	N2-B
60	187-371-39	MOHAMMAD	SHAYEGHI	N1-A
61	187-361-08	SOUTHPOINT REALTY SERVICES LLC		N1-A
62	187-361-32	SHUBHANGI	THORAT	N1-A
63	187-361-22	CARL	HUNTSBERGER	N1-A
64	187-361-21	LILI	BAN	N1-A
65	187-361-20	CHASE	WALKER	N1-A
66	187-361-51	DSL PROVIDENCE LLC		N1-A
67	187-361-10	DSL PROVIDENCE LLC		N1-A
68	187-361-11	DSL PROVIDENCE LLC		N1-A
69	187-361-52	LEVINE LIMITED PARTNERSHIP IV		N1-A
70	187-361-12	DSL PROVIDENCE LLC		N1-A
71	187-361-02	HDP GLADEDALE LLC		R-20MF
72	187-361-01	SAMS INVESTMENTS VIII LLC		CG
73	187-251-20	ARCLP-CHARLOTTE LLC		INST(CD)
74	187-251-32	DONALD	CANNON	N1-A
75	187-251-40	HARVEY	FRIEDMAN	N1-A
76	187-251-64	CHARLOTTE TREE SAVE LLC		N1-A
77	187-251-61	TRENT	LEGARE	N1-A
78	187-251-62	LAWRENCE	BECKWITH	N1-A
79	187-251-63	TITCOMB PROPERTIES LLC		N1-A
80	187-251-01	STRETAW FAMILY INVESTMENTS LLC		N1-A
81	187-215-01	BETH	BUTLER	N1-A
82	187-214-07	LISA	WINKLER	N1-A
83	187-214-08	FOTOS	MITSOS	N1-A
84	187-214-09	ANGELO	POLITIS	N1-A
85	187-214-10	MORGAN	MCCLOSKEY	N1-A
86	187-221-18	GALLERIA PARTNERS III		N1-A
87	187-221-33	GALLERIA PARTNERS III		N2-B
88	187-221-34	GALLERIA PARTNERS III		N2-B
89	187-331-01	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		N2-B
90	187-342-01	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-20MF B-1(CD)
91	187-351-06	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		B-15CD
92	187-351-04	RESERVE AT PROVIDENCE I LLC		N2-B
93	187-351-07	RESERVE AT PROVIDENCE I LLC		N2-B
94	187-351-09	RESERVE AT PROVIDENCE I LLC		N2-B
95	187-351-03	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		N2-B
96	187-351-02	RESERVE AT PROVIDENCE I LLC		N2-B

REZONING PETITION NO. RZP-2023-038

REVISED

SCALE

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

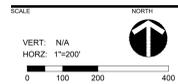
LEVINE PROPERTIES
5821 BRITANNY CT 11
CHARLOTTE NC 28270

1022363

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



MASTER EXISTING CONDITIONS PLAN

RZ1-00

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

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LEVINE PROVIDENCE AND SARDIS LANE REZONING

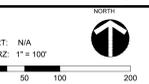
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CHARLOTTE NC 28270

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

	Dev Area A N1-A, N2-B	Dev Area B N2-B, B-1SCD	Dev Area C B-1 CD	Dev Area D R-20 MF, B-1 (CD)	Dev Area E R-20 MF, B-1 (CD)
Current Zoning	MUDD-CD	MUDD-O	MUDD-O	MUDD-O	UR-2 (CD)
Proposed Zoning	MUDD-CD	MUDD-O	MUDD-O	MUDD-O	UR-2 (CD)
Approximate Acreage	10.35	25.32	8.03	3.58	37.00
Current Use/Entitlement	Recreational/Tennis	211 Multifamily Units	92,740 sqft Commercial	19,200 sqft Indoor Rec; Tennis Courts; Leasing Office	262 Multifamily Units
Proposed Use/Entitlement	Option A - 125 Townhomes Option B - Institutional Rec	725 Multifamily Units 225,000 sqft Non-Residential	92,740 sqft Commercial	40,000 sqft Recreational/Child Care Center	262 Multifamily Units
Maximum Entitlement (with transfers & conversions)	Option A - 125 Townhomes Option B - See Site Plan	725 Multifamily Units 225,000 sqft Non-Residential	92,740 sqft Commercial	35,000 sqft	837 Multifamily Units (base of 262 units, 175 units from Dev Area B, 400 units (via conversion of Non-Residential) from Dev Area E)
Maximum Building Height	48'	65' for buildings located within 200' of an N-1 placetype; remaining portions 80'	65'	60'	65'
Transfer Rights	None	175 MF Units to Dev Area E, subject to conversion rights below	15,000 sqft to Dev Area D	15,000 sqft from Dev Area C	175 units from Dev Area B, 400 units from Dev Area E (via conversion of non-residential)
Conversion Rights	None	Up to 60,000 sqft of Non-Residential may be converted to MF at a ratio of 150 sqft Non-Res = 1 MF Unit. Converted units may be transferred to Dev Area E.	None	None	None

SITE DEVELOPMENT DATA:

Acreage: TOTAL: ±84.16 ACRES

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

Existing Zoning: N1-A & N2-B, B-1SCD; B-1(CD) AND 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).

Max. Development:

(I) WITHIN DEVELOPMENT AREA A UP TO 125 ATTACHED DWELLING UNITS OR 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 (IT IS NOTED THAT THERE CURRENTLY IS ENTITLED AND/OR DEVELOPED 211 RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA B)

(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 (IT IS NOTED THAT THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 92,740 SF WITHIN DEVELOPMENT AREA C);

(IV) WITHIN DEVELOPMENT AREA D UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR RECREATION USES, A LARGER CHILDCARE CENTER, AND INSTITUTIONAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT (IT IS NOTED THAT THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 19,200 SQUARE FEET OF USES WITHIN DEVELOPMENT AREA D TOGETHER WITH ACCESSORY CLUBHOUSE USES SERVING THE MULTIFAMILY USES ON DEVELOPMENT AREA E);

(V) WITHIN DEVELOPMENT AREA E UP TO 262 RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE UR-2 ZONING DISTRICT (IT IS NOTED THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 262 UNITS WITHIN DEVELOPMENT AREA E), SUBJECT TO THE TRANSFER AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 BELOW.

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 65 FEET FOR PORTIONS OF A STRUCTURE WITHIN 200 FEET FROM THE LOT LINE OF RESIDENTIAL USES IN A NEIGHBORHOOD 1 PLACE TYPE AND 80 FEET FOR ALL REMAINING PORTIONS BEYOND 200 FEET OF RESIDENTIAL USES IN A NEIGHBORHOOD 1 PLACE TYPE;

(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 HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE. ANY RESIDENTIAL UNITS TRANSFERRED FROM ONE DEVELOPMENT AREA TO ANOTHER DEVELOPMENT AREA WILL BE SUBJECT TO THE HEIGHT LIMITATIONS OF THE DEVELOPMENT AREA TO WHICH THE UNITS ARE TRANSFERRED. (BY WAY OF EXAMPLE, A TRANSFER OF UNITS FROM DEVELOPMENT AREA B TO DEVELOPMENT AREA E SHALL RESULT IN A HEIGHT LIMIT OF 65 FEET).

Parking: AS REQUIRED BY THE ORDINANCE.

NOTE:

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

REZONING PETITION NO. RZP-2023-038

REVISED

SCALE

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES
5821 BRITANNY CT 11
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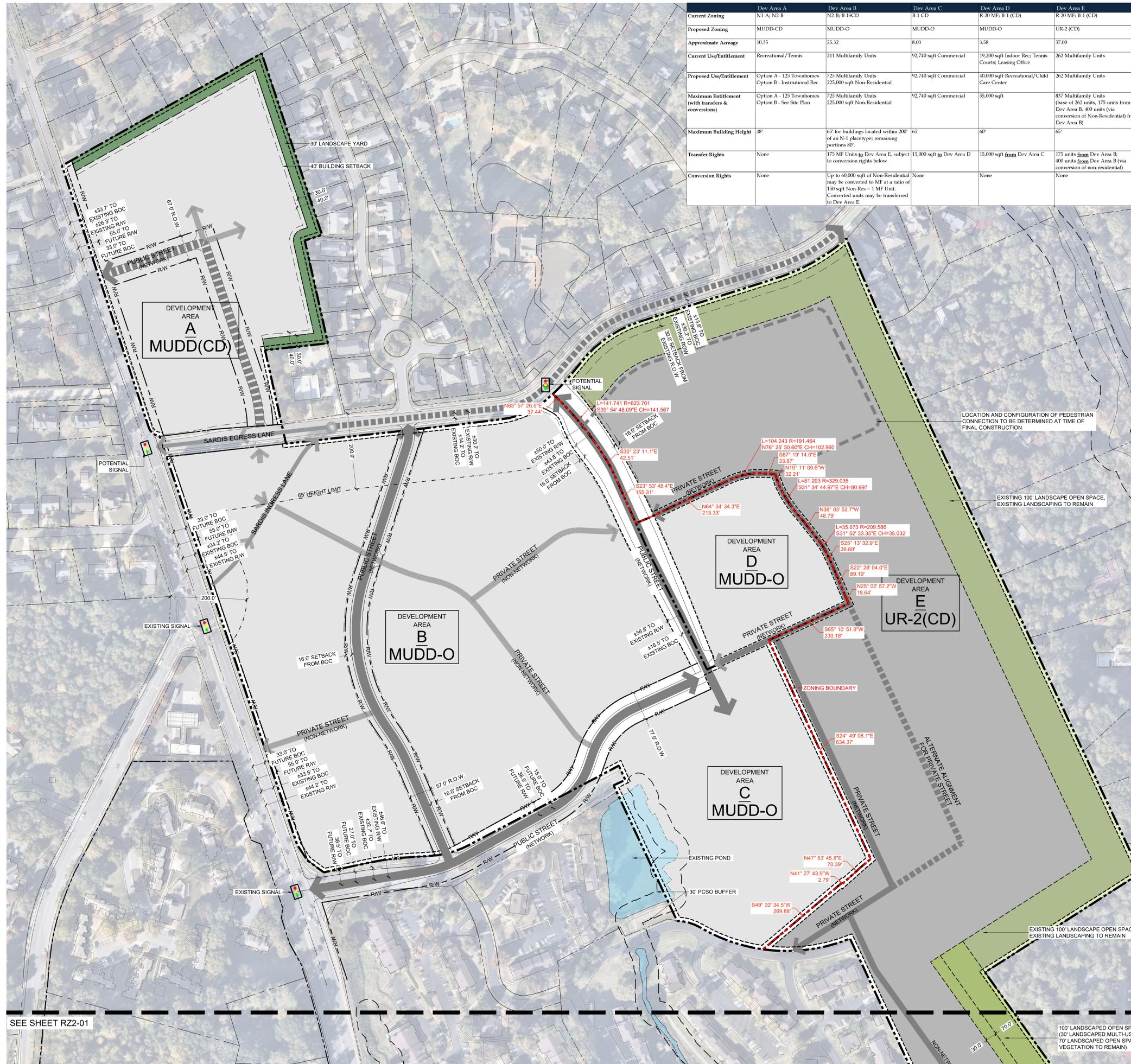
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

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

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER
RZ2-00



SEE SHEET RZ2-01

SITE DEVELOPMENT DATA:

Acreage: TOTAL: ±84.16 ACRES
Tax Parcel #s: 187-221-33, 34, & 18; 187-342-01; 187-351-06; 187-331-01
Existing Zoning: N1-A & N2-B; B-1SCD; B-1(CD) AND 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).

Max. Development: (I) **WITHIN DEVELOPMENT AREA A** UP TO 125 ATTACHED DWELLING UNITS OR 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 (IT IS NOTED THAT THERE CURRENTLY IS ENTITLED AND/OR DEVELOPED 211 RESIDENTIAL UNITS WITHIN DEVELOPMENT AREA B);
 (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 (IT IS NOTED THAT THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 92,740 SF WITHIN DEVELOPMENT AREA C);

(IV) **WITHIN DEVELOPMENT AREA D** UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR RECREATION USES, A LARGER CHILDCARE CENTER, AND INSTITUTIONAL USES AS ALLOWED IN THE MUDD ZONING DISTRICT (IT IS NOTED THAT THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 19,200 SQUARE FEET OF USES WITHIN DEVELOPMENT AREA D TOGETHER WITH ACCESSORY CLUBHOUSE USES SERVING THE MULTI-FAMILY USES ON DEVELOPMENT AREA E);
 (V) **WITHIN DEVELOPMENT AREA E** UP TO 262 RESIDENTIAL DWELLING UNITS AS ALLOWED IN THE UR-2 ZONING DISTRICT (IT IS NOTED THERE IS CURRENTLY ENTITLED AND/OR DEVELOPED 262 UNITS WITHIN DEVELOPMENT AREA E). SUBJECT TO THE TRANSFER AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 BELOW.

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 65 FEET FOR PORTIONS OF A STRUCTURE WITHIN 200 FEET FROM THE LOT LINE OF RESIDENTIAL USES IN A NEIGHBORHOOD 1 PLACE TYPE AND 80 FEET FOR ALL REMAINING PORTIONS BEYOND 200 FEET OF RESIDENTIAL USES IN A NEIGHBORHOOD 1 PLACE TYPE;
 (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 HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE. ANY RESIDENTIAL UNITS TRANSFERRED FROM ONE DEVELOPMENT AREA TO ANOTHER DEVELOPMENT AREA WILL BE SUBJECT TO THE HEIGHT LIMITATIONS OF THE DEVELOPMENT AREA TO WHICH THE UNITS ARE TRANSFERRED. (BY WAY OF EXAMPLE, A TRANSFER OF UNITS FROM DEVELOPMENT AREA B TO DEVELOPMENT AREA E SHALL RESULT IN A HEIGHT LIMIT OF 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

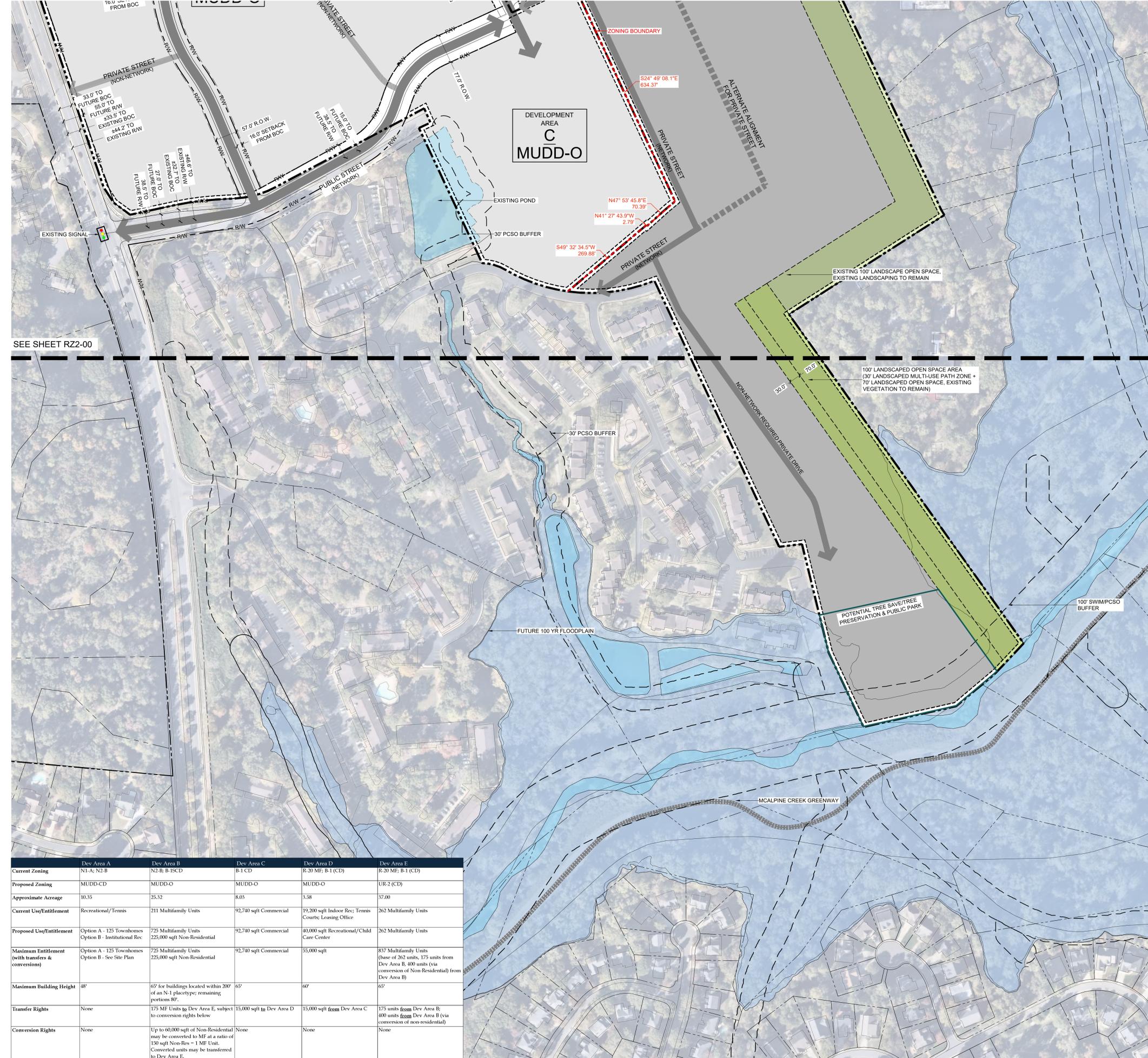
PROJECT

SCALE

SEAL

DATE

PROJECT



SEE SHEET RZ2-00

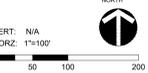
	Dev Area A	Dev Area B	Dev Area C	Dev Area D	Dev Area E
Current Zoning	N1-A; N2-B	N2-B; B-1SCD	B-1 CD	R-20 MF; B-1 (CD)	UR-2 (CD)
Proposed Zoning	MUDD-CD	MUDD-O	MUDD-O	MUDD-O	UR-2 (CD)
Approximate Acreage	10.35	25.32	8.03	3.58	37.00
Current Use/Entitlement	Recreational/ Tennis	211 Multifamily Units	92,740 sqft Commercial	19,200 sqft Indoor Rec; Tennis Courts; Leasing Office	262 Multifamily Units
Proposed Use/Entitlement	Option A - 125 Townhomes Option B - Institutional Rec	725 Multifamily Units 225,000 sqft Non-Residential	92,740 sqft Commercial	40,000 sqft Recreational/Child Care Center	262 Multifamily Units
Maximum Entitlement (with transfers & conversions)	Option A - 125 Townhomes Option B - See Site Plan	725 Multifamily Units 225,000 sqft Non-Residential	92,740 sqft Commercial	55,000 sqft	837 Multifamily Units (base of 262 units, 175 units from Dev Area B, 400 units (via conversion of Non-Residential) from Dev Area D)
Maximum Building Height	48'	65' for buildings located within 200' of an N-1 placetype; remaining portions 80'	65'	60'	65'
Transfer Rights	None	175 MF Units to Dev Area E, subject to conversion rights below	15,000 sqft to Dev Area D	15,000 sqft from Dev Area C	175 units from Dev Area B; 400 units from Dev Area D (via conversion of non-residential)
Conversion Rights	None	Up to 60,000 sqft of Non-Residential may be converted to MF at a ratio of 150 sqft Non-Res = 1 MF Unit. Converted units may be transferred to Dev Area E.	None	None	None

1022363

REVISION / ISSUANCE

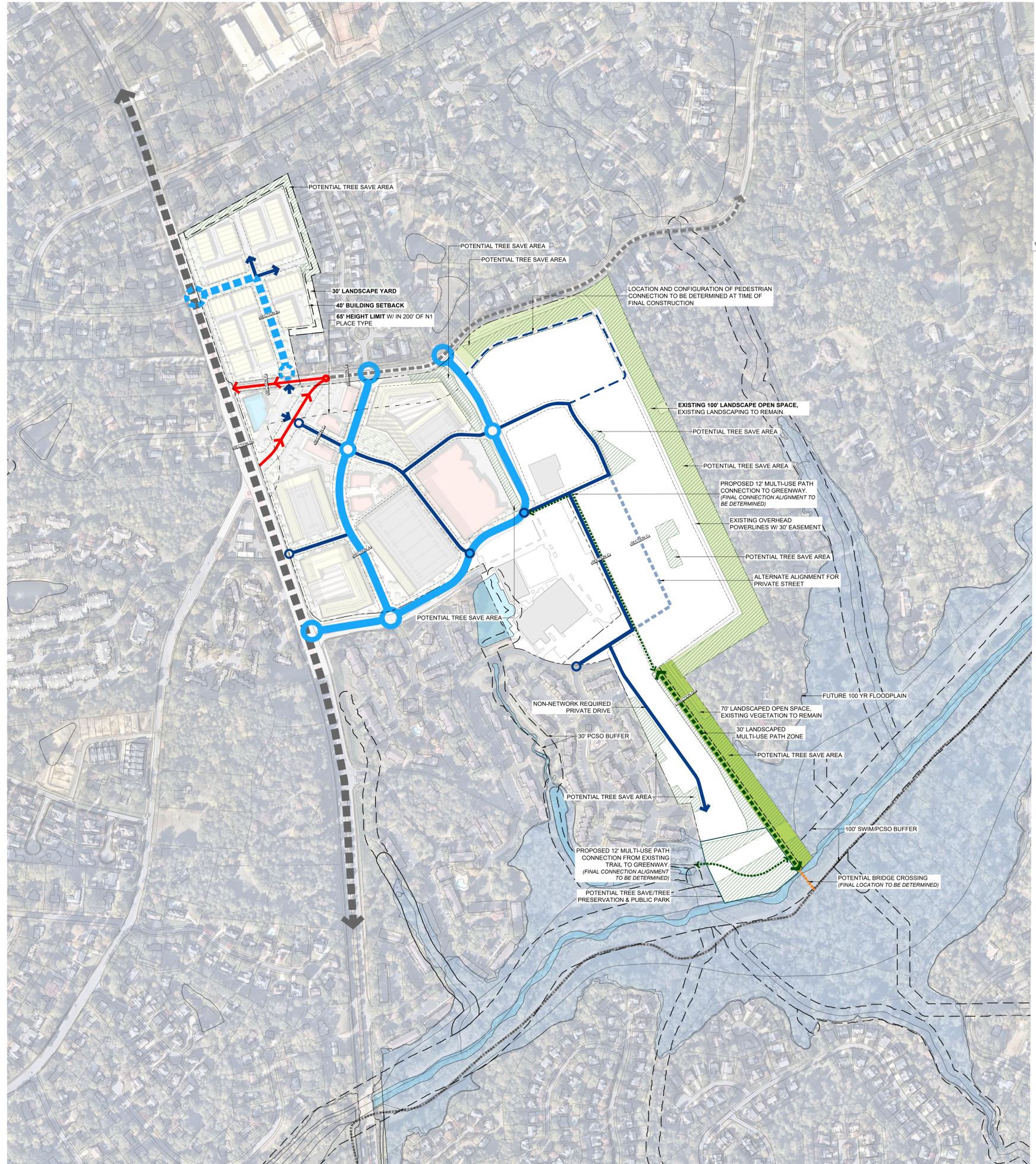
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING 2ND SUBMITTAL	11.14.2023
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6	REZONING 6TH SUBMITTAL	08.12.2024
7	REZONING 7TH SUBMITTAL	09.20.2024
8	REZONING 8TH SUBMITTAL	10.23.2024

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



TECHNICAL DATA SHEET

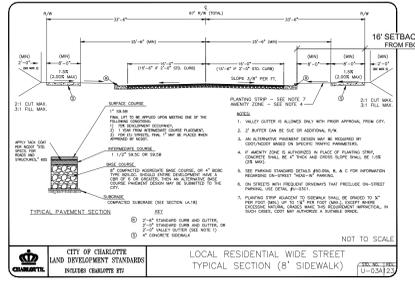
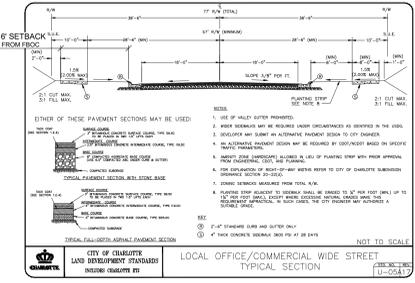
SHEET NUMBER
RZ2-01



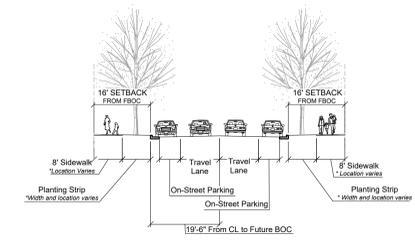
- LEGEND (STREETS)**
- █ PUBLIC STREET
 - ▨ PUBLIC STREET
 - ▩ PRIVATE STREET
 - █ 4 LANE BOULEVARD
 - ▨ 2 LANE AVENUE
 - █ INGRESS/EGRESS LANE
 - ▨ ALTERNATE ALIGNMENT FOR PRIVATE STREET
 - ▩ PEDESTRIAN CONNECTION

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

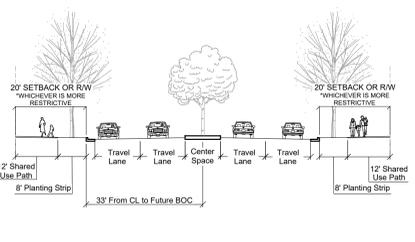
- LEGEND**
- █ EXISTING MCALPINE CREEK GREENWAY
 - ▨ PROPOSED GREENWAY
 - ▨ PROPOSED CONNECTION TO GREENWAY
 - ▩ PROPOSED BRIDGE CONNECTION
 - ▨ LANDSCAPE YARD
 - ▩ 100' LANDSCAPED OPEN SPACE AREA
 - ▨ EXISTING 100' BUFFER
 - ▨ EXISTING POND
 - ▩ FUTURE 100 YR FLOODPLAIN
 - ▨ PROPERTY LINE
 - ▩ POTENTIAL TREE SAVE/TREE PRESERVATION & PUBLIC PARK
 - ▨ 65' HEIGHT LIMIT
 - ▩ POTENTIAL TREE SAVE AREAS



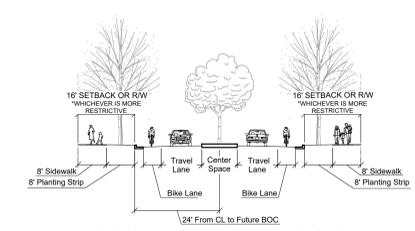
SECTION A - PUBLIC STREET (NETWORK)
CLDSM: U-05A



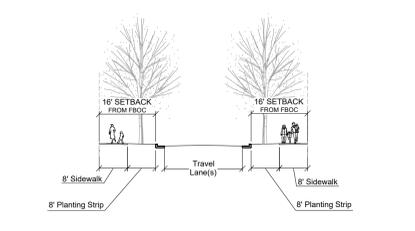
SECTION B - PUBLIC STREET (NETWORK)
CLDSM: U-03A1



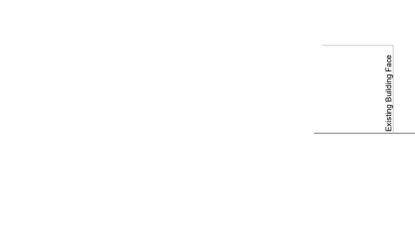
SECTION C - INTERNAL PRIVATE STREET (NETWORK OR NON-NETWORK)



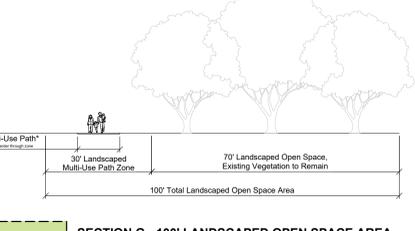
SECTION D - PUBLIC STREET (NETWORK)
PROVIDENCE ROAD
REFERENCE: CROSS SECTION FROM CHARLOTTE STREETS MAP
4+ BOULEVARD, SHARED USE PATH



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



SECTION G - 100' LANDSCAPED OPEN SPACE AREA



REZONING PETITION NO. RZP-2023-038

KEY MAP

SCALE

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

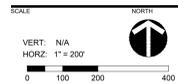
LEVINE PROPERTIES
5821 BRITANNY CT 11
CHARLOTTE NC 28270

1022363

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
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7	REZONING 7TH SUBMITTAL	09.20.2024
8	REZONING 8TH SUBMITTAL	10.23.2024

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



SHEET TITLE

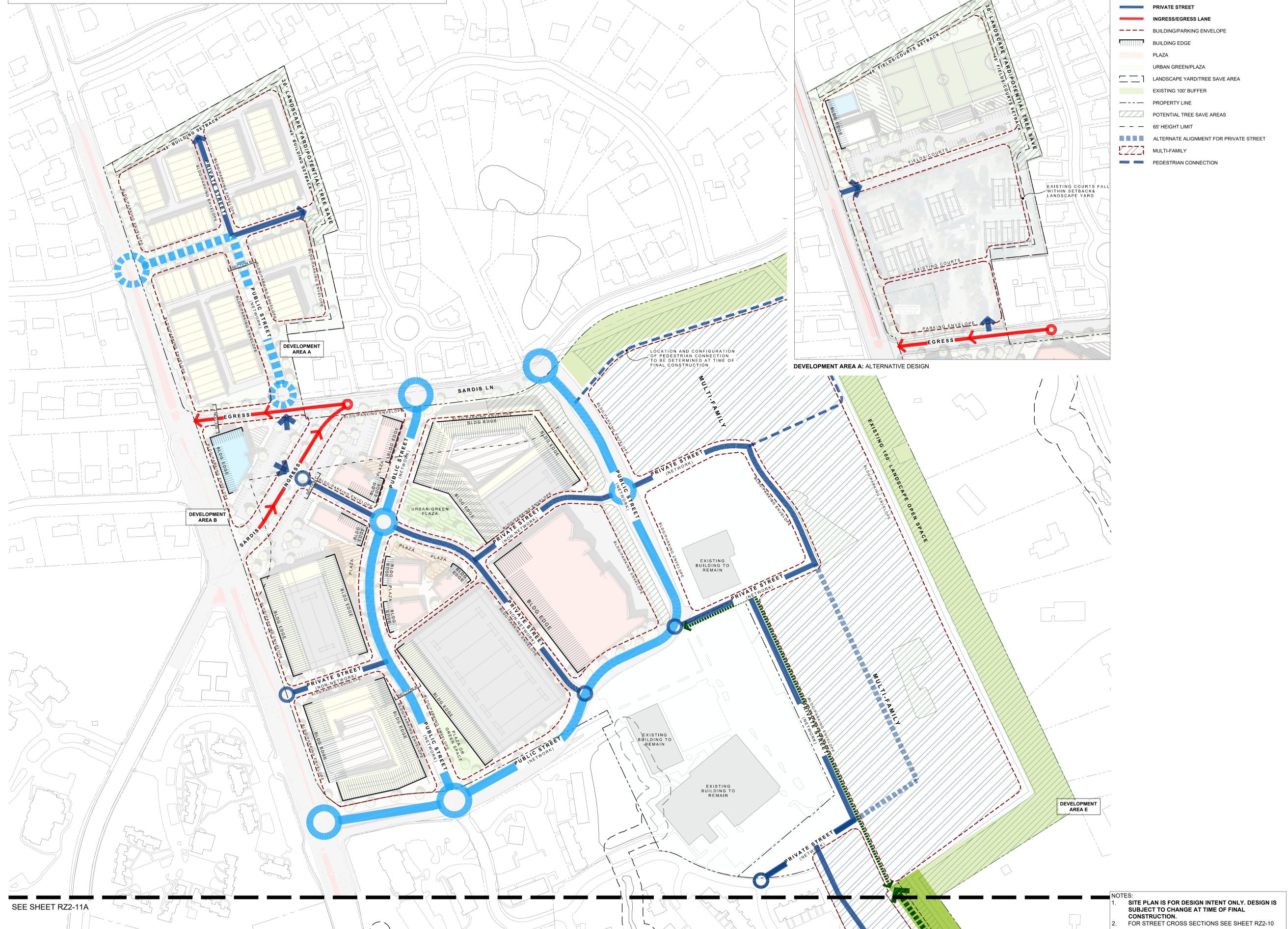
SCHEMATIC ROADWAY PLAN

SHEET NUMBER

RZ2-10

NOTES:
1. SITE PLAN IS FOR DESIGN INTENT ONLY. DESIGN IS SUBJECT TO CHANGE AT TIME OF FINAL CONSTRUCTION

PROPOSED SCHEMATIC SITE PLAN



- LEGEND**
- PUBLIC STREET
 - - - PUBLIC STREET
 - PRIVATE STREET
 - INGRESS/EGRESS LANE
 - BUILDING/PARKING ENVELOPE
 - BUILDING EDGE
 - PLAZA
 - URBAN GREEN/PLAZA
 - LANDSCAPE YARD/TREE SAVE AREA
 - EXISTING 100' BUFFER
 - PROPERTY LINE
 - POTENTIAL TREE SAVE AREAS
 - 65' HEIGHT LIMIT
 - - - ALTERNATE ALIGNMENT FOR PRIVATE STREET
 - MULTI-FAMILY
 - PEDESTRIAN CONNECTION

REZONING
 PETITION NO.
 RZP-2023-038

**NOT FOR
 CONSTRUCTION**

**LEVINE
 PROVIDENCE AND
 SARDIS LANE
 REZONING**

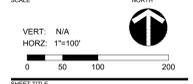
LEVINE PROPERTIES
 5821 BRITANNY CT 11
 CHARLOTTE NC 28270

DESIGN PROJECT: 1022363

REVISION / ISSUANCE

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8	REZONING 8TH SUBMITTAL	10.23.2024

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



SHEET TITLE: SCHEMATIC SITE PLAN - PROPOSED

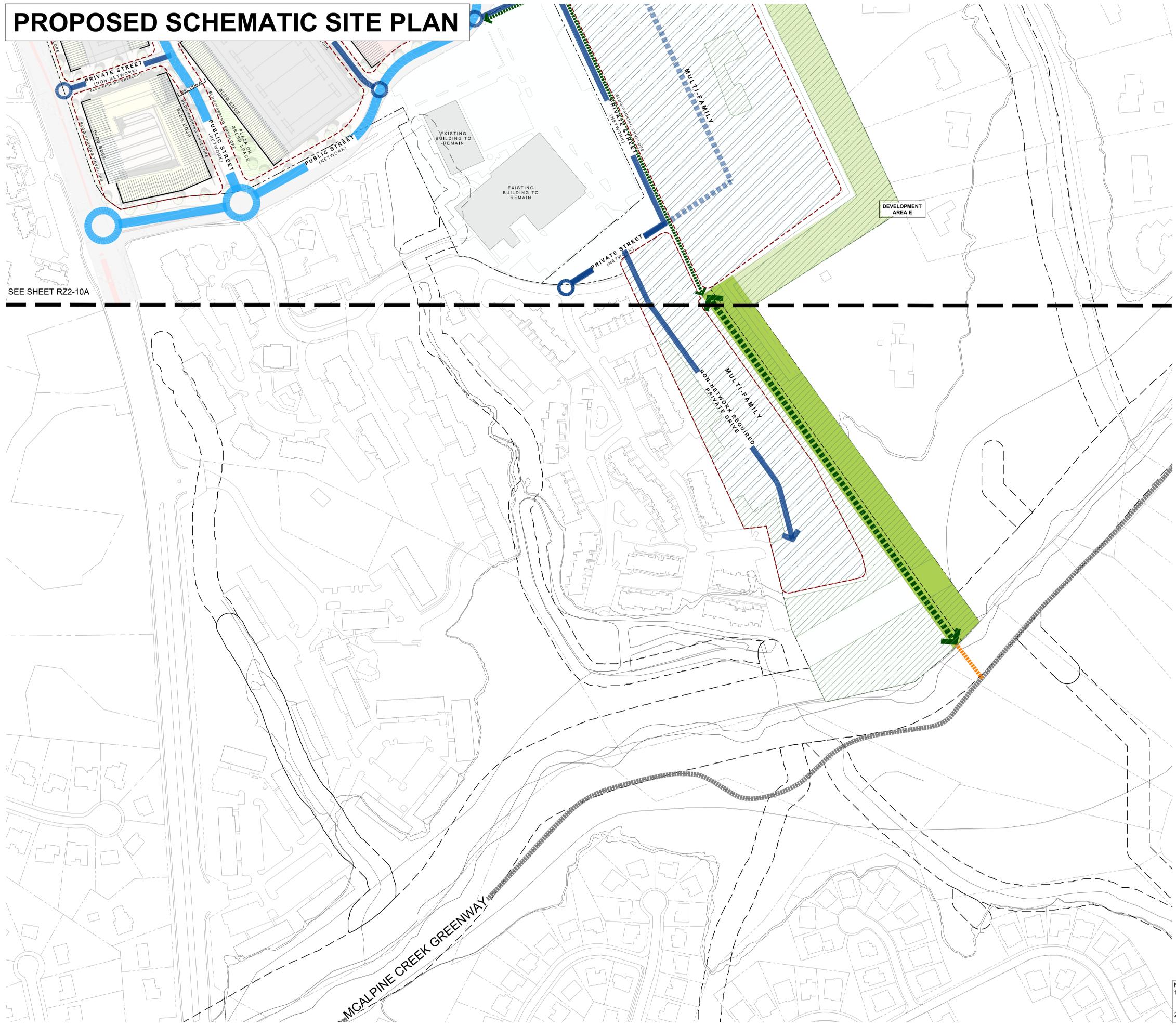
SHEET NUMBER: **RZ2-10A**

SEE SHEET RZ2-11A

NOTES:

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

PROPOSED SCHEMATIC SITE PLAN



- LEGEND**
- PUBLIC STREET
 - PUBLIC STREET
 - PRIVATE STREET
 - INGRESS/EGRESS LANE
 - BUILDING/PARKING ENVELOPE
 - BUILDING EDGE
 - PLAZA
 - URBAN GREEN/PLAZA
 - LANDSCAPE YARD/TREE SAVE AREA
 - EXISTING 100' BUFFER
 - PROPERTY LINE
 - POTENTIAL TREE SAVE AREAS
 - 65' HEIGHT LIMIT
 - ALTERNATE ALIGNMENT FOR PRIVATE STREET
 - MULTI-FAMILY
 - PEDESTRIAN CONNECTION

SEE SHEET RZ2-10A

REZONING PETITION NO.
RZP-2023-038

REVISED

SEAL

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

LANDDESIGN PROJECT # 1022363

REVISION / ISSUANCE

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8	REZONING 8TH SUBMITTAL	10.23.2024

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

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

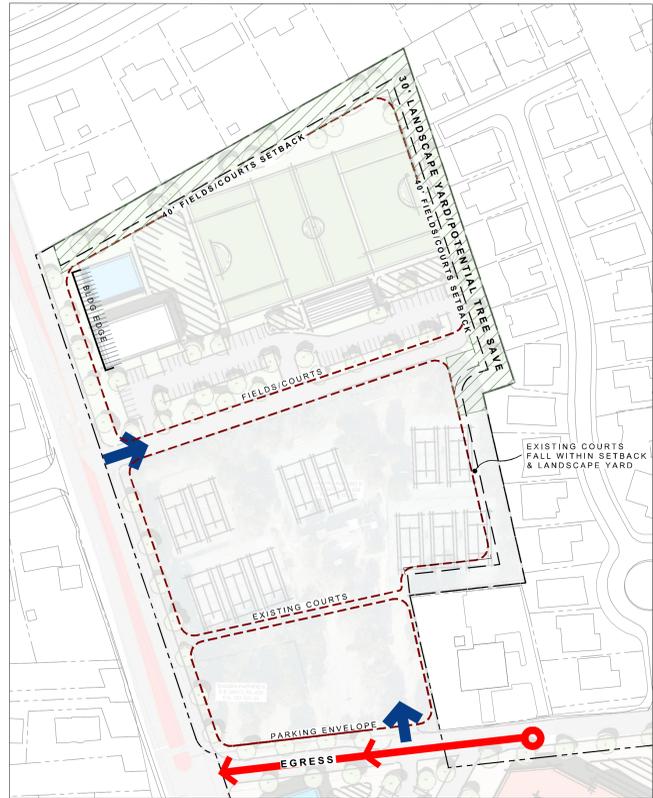
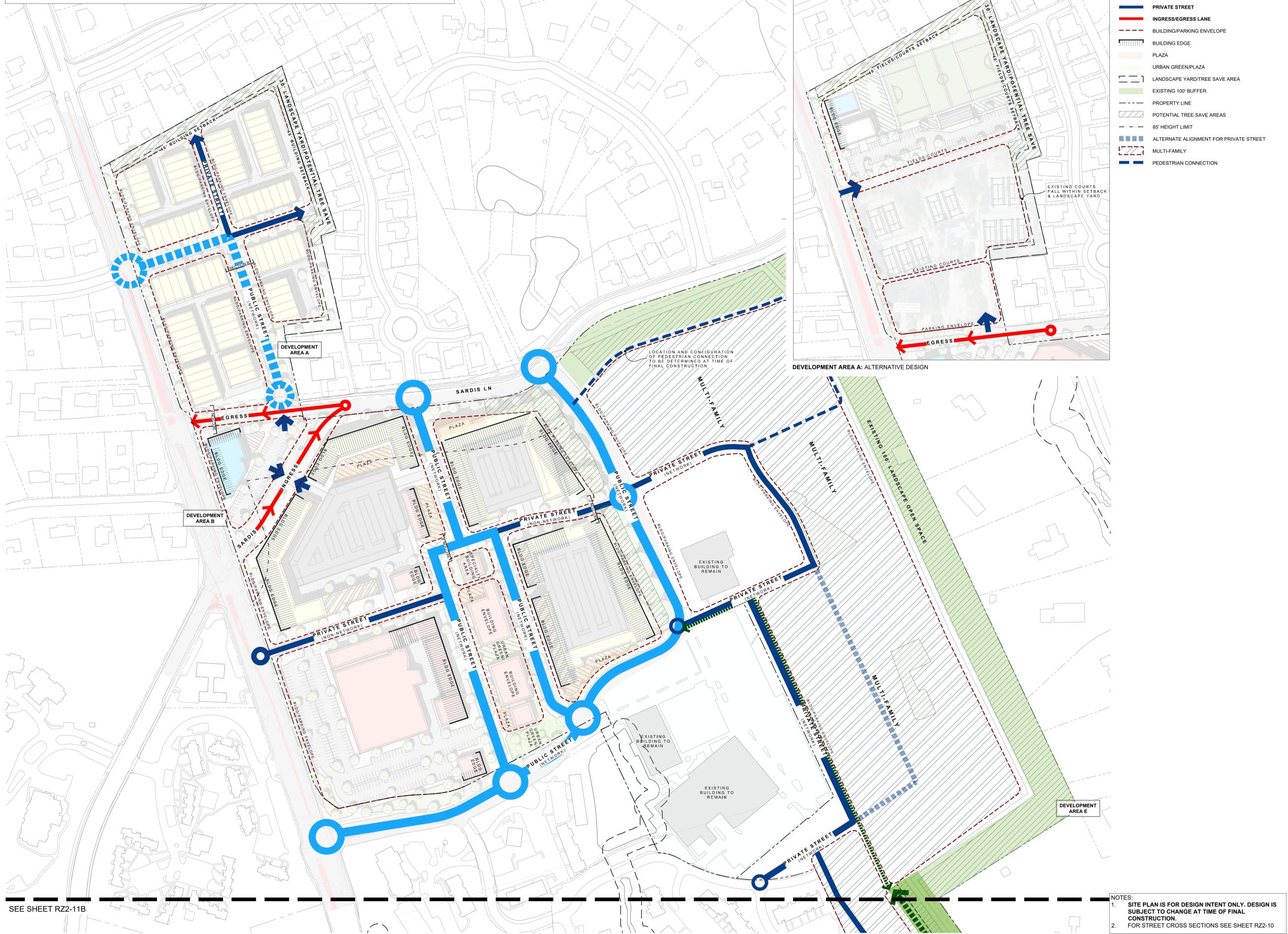


SHEET TITLE: SCHEMATIC SITE PLAN - PROPOSED

SHEET NUMBER: RZ2-11A

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

ALTERNATE SCHEMATIC SITE PLAN



- LEGEND**
- PUBLIC STREET
 - - - PUBLIC STREET
 - PRIVATE STREET
 - INGRESS/EGRESS LANE
 - BUILDING/PARKING ENVELOPE
 - BUILDING EDGE
 - PLAZA
 - URBAN GREEN/PLAZA
 - LANDSCAPE YARD/TREE SAVE AREA
 - EXISTING 100' BUFFER
 - PROPERTY LINE
 - POTENTIAL TREE SAVE AREAS
 - 65' HEIGHT LIMIT
 - ALTERNATE ALIGNMENT FOR PRIVATE STREET
 - MULTI-FAMILY
 - PEDESTRIAN CONNECTION

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

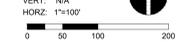
LANDDESIGN PROJECT # 1022363

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8	REZONING 8TH SUBMITTAL	10.23.2024

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

SCALE



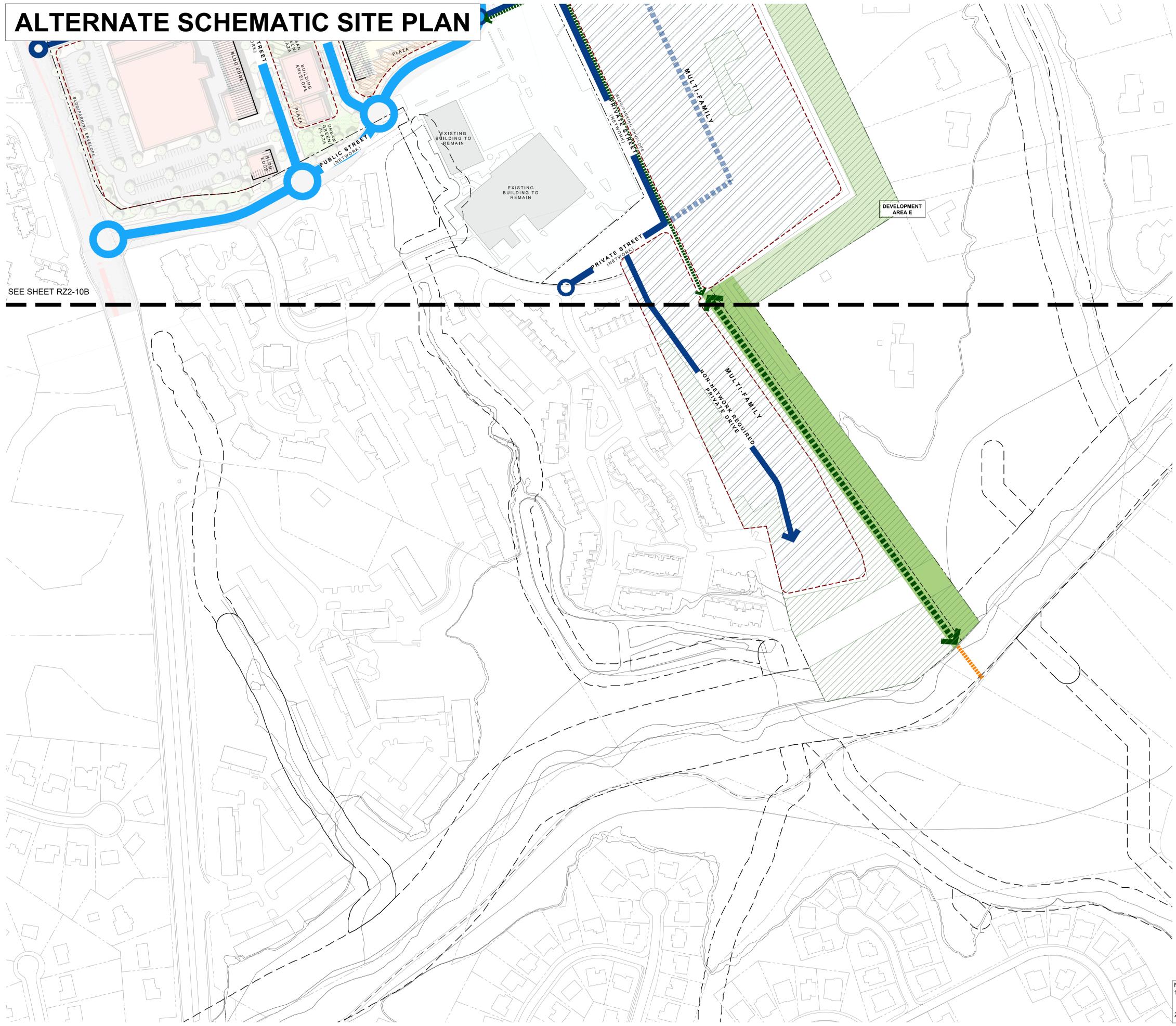
SHEET TITLE
SCHEMATIC SITE PLAN - ALTERNATE

SHEET NUMBER
RZ2-10B

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

SEE SHEET RZ2-11B

ALTERNATE SCHEMATIC SITE PLAN



- LEGEND**
- PUBLIC STREET
 - PUBLIC STREET
 - PRIVATE STREET
 - INGRESS/EGRESS LANE
 - BUILDING/PARKING ENVELOPE
 - BUILDING EDGE
 - PLAZA
 - URBAN GREEN/PLAZA
 - LANDSCAPE YARD/TREE SAVE AREA
 - EXISTING 100' BUFFER
 - PROPERTY LINE
 - POTENTIAL TREE SAVE AREAS
 - 65' HEIGHT LIMIT
 - ALTERNATE ALIGNMENT FOR PRIVATE STREET
 - MULTI-FAMILY
 - PEDESTRIAN CONNECTION

SEE SHEET RZ2-10B

REZONING PETITION NO.
RZP-2023-038

REVISED

SEAL

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

LANDDESIGN PROJECT # 1022363

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7	REZONING 7TH SUBMITTAL	09.20.2024
8	REZONING 8TH SUBMITTAL	10.23.2024

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

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

SHEET TITLE
SCHEMATIC SITE PLAN - ALTERNATE

SHEET NUMBER
RZ2-11B

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

18. Sardis Lane & Landmark Drive/Access "D" (Signalized)

The following full movement access configuration:

- One ingress lane and two egress lanes (a terminating northbound left turn lane and a separate right turn lane with 100 feet of storage) on proposed Access "D"
- Construct a westbound left turn lane with 300 feet of storage.
- Install a traffic signal.

19. Providence Road & New Road/Alexander Road (Signalized)

- Construct an additional southbound right turn lane with 175 feet of storage and channelize both turn lanes.
- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.
- Add LPI+ for all right turn lanes except where dual rights are present (RT FYA and LED Blankout sign).
- During permitting evaluate southbound U-turn movements for passenger vehicles and make necessary modifications, within the existing right-of-way, to accommodate passenger vehicle U-turn movements.

20. Phase I Improvements

Providence Road & Summerlee Lane

- Convert to directional cross-over.

Providence Road & Outerbridge Lane

- Construct a median to restrict Outerbridge Lane to right-in/right-out.

Providence Road & Hamilton Mill Road

- Convert the existing directional cross-over to a full movement traffic signal.
- During permitting evaluate southbound U-turn movements for passenger vehicles and make any necessary modifications, within the existing right-of-way, to accommodate southbound passenger vehicle U-turn movements.

21. Phase III Improvements

1. Providence Road & Sharon Lane/S Sharon Amity Road (Signalized)

- Construct a southbound right turn lane with 150 feet of storage.
- Implement southbound right turn overlap phasing.
- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.
- Construct a northbound right turn lane with 100 feet of storage.
- Add LPI+ for all right turn lanes (RTFYA and LED Blankout sign).

2. Providence Road & Fairview Road/Sardis Road (Signalized)

- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.
- Add LPI+ for all right turn lanes (RTFYA and LED Blankout sign).

3. Sardis Road & Rama Road (Signalized)

- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.

6. Sardis Road & Sardis Road N (Signalized)

- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.

9. Old Providence Road & Sharon View Road (Signalized)

- Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.
- Add LPI+ for right turn lane (RTFYA and LED Blankout sign).

REZONING
PETITION NO.
RZP-2023-038

REVISION

SEAL

NOT FOR
CONSTRUCTION

PROJECT

LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

LANDDESIGN PROJ# 1022363

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8	REZONING 8TH SUBMITTAL	10.23.2024

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

SCALE: NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE
DEVELOPMENT STANDARD
NOTES

SHEET NUMBER

RZ3-01