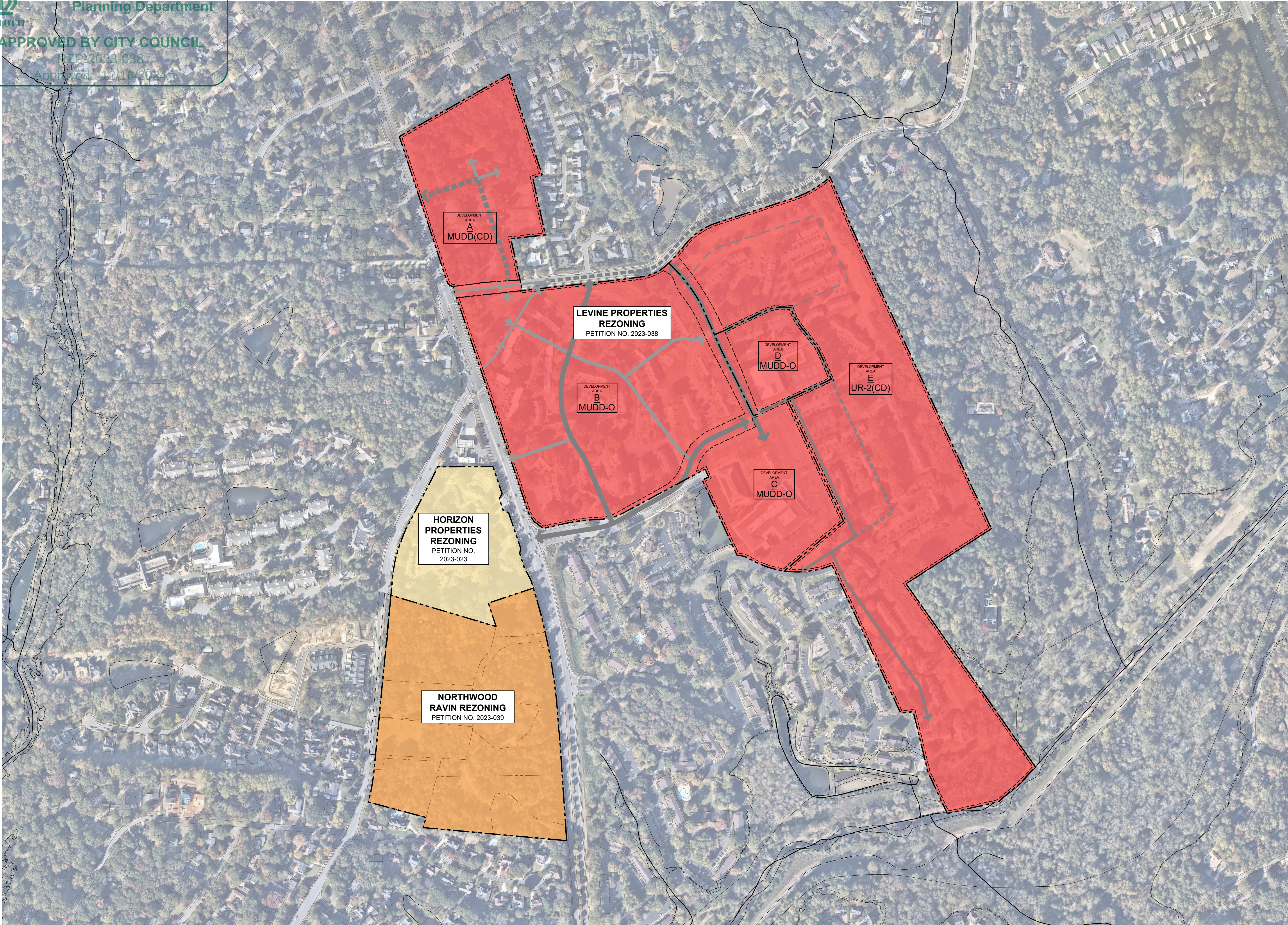
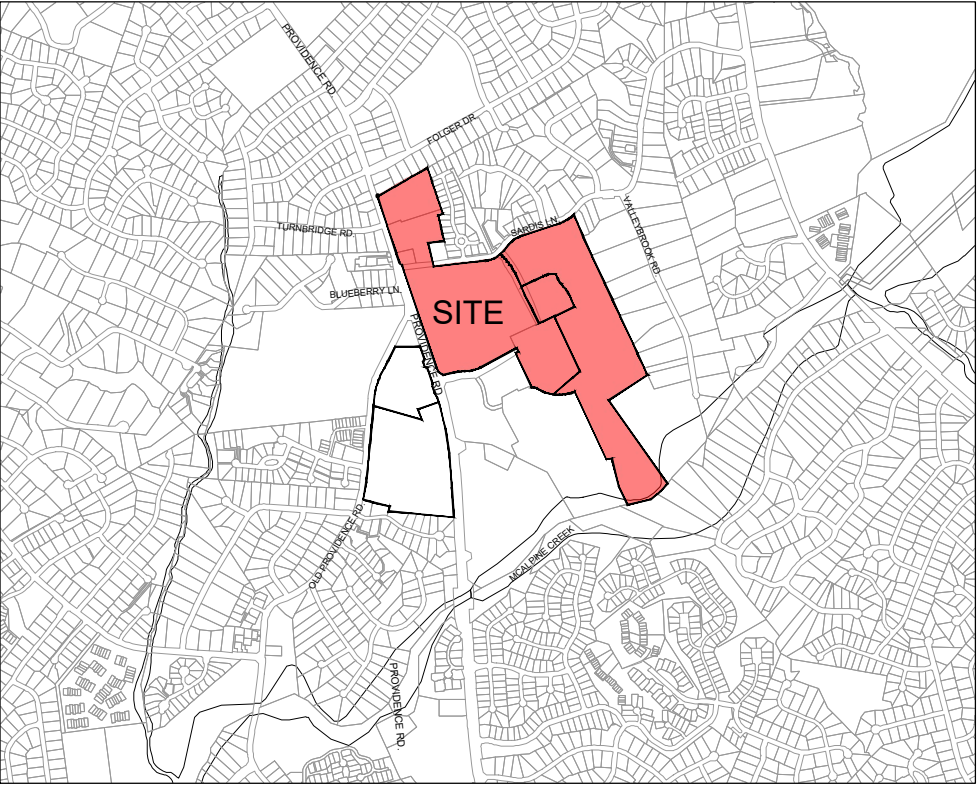




VISION FOR PROVIDENCE SQUARE REVITALIZATION/REDEVELOPMENT

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- THE THREE SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING AN OVER 55-YEAROLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.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



VICINITY MAP
SCALE = 1" = 2,000'

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REZONING
PETITION NO.
RZP-2023-038

REV 000

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PROJECT

LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

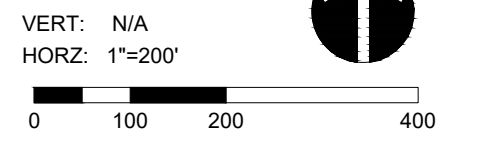
LANDDESIGN PROJ # 1022363

REVISION / ISSUANCE

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8	REZONING 8TH SUBMITTAL	10.23.2024
9	REZONING 9TH SUBMITTAL	11.08.2024

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

SCALE



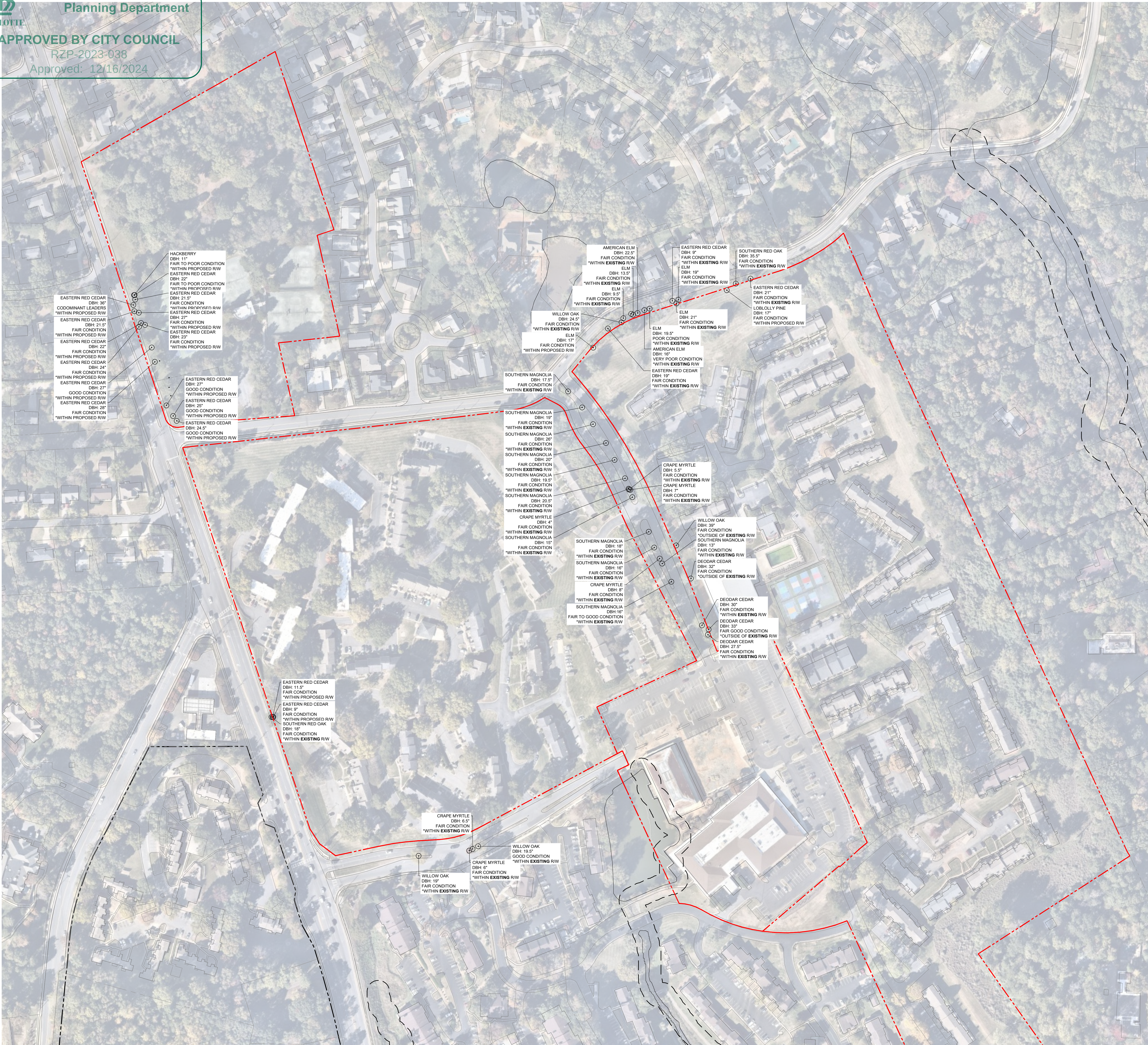
VISION STATEMENT

SHEET NUMBER

RZ0-00



Planning Department
APPROVED BY CITY COUNCIL
RZP-2023-038
Approved: 12/16/2024



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

NOT FOR CONSTRUCTION

LEVINE PROVIDENCE AND SARDIS LANE REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

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

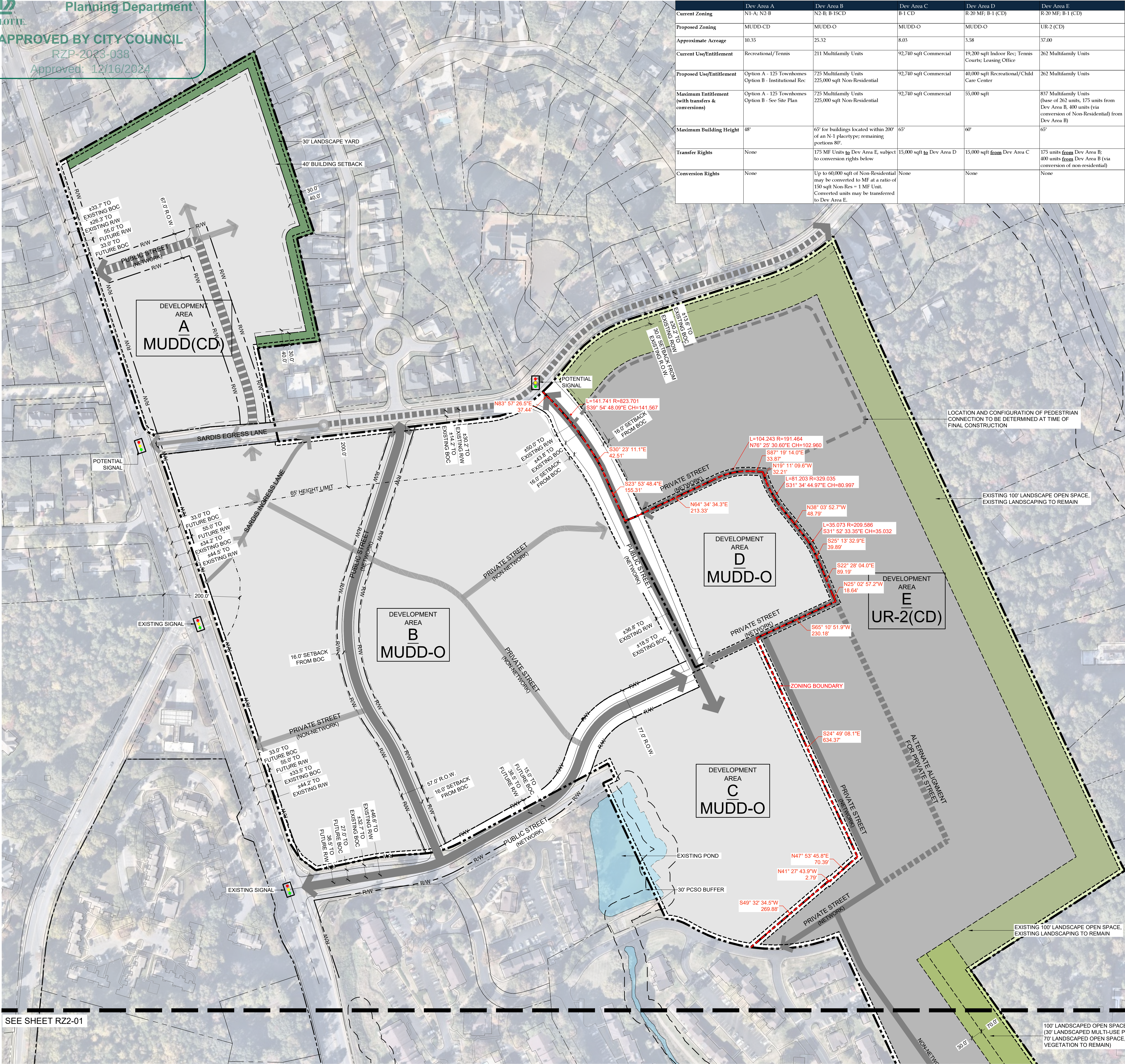
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HORZ: 1" = 100'

SHEET TITLE
EXISTING RIGHT-OF-WAY TREE PLAN

SHEET NUMBER
RZ1-10



Current Zoning	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)
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	857 Multifamily Units (base of 262 units, 175 units from Dev Area B, 400 units (via conversion of Non-Residential) from Dev Area B)
Maximum Building Height	48'	65' for buildings located within 200' of an N-1 place type; remaining portions 87'	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 B (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). (IV) 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; (V) 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) (VI) 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); (VII) WITHIN DEVELOPMENT AREA D UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA OF INDOOR RECREATION USES, A LARGER CHILD CARE 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); (VIII) 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. (IX) WITHIN DEVELOPMENT AREA A A MAXIMUM HEIGHT OF 48 FEET; (X) 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; (XI) WITHIN DEVELOPMENT AREA C A MAXIMUM HEIGHT OF 65 FEET; (XII) WITHIN DEVELOPMENT AREA D A MAXIMUM HEIGHT OF 60 FEET; (XIII) 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). THE MAXIMUM HEIGHT FOR ANY SINGLE-FAMILY ATTACHED DWELLING UNITS CONSTRUCTED IN ANY OF THE DEVELOPMENT AREAS IS LIMITED TO 48'
Max. Development:	
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):
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 PARCELS, INFO SEE TABLE ON SHEET RZ1-00 3. FOR STREET SECTIONS & SETBACKS SEE SHEET RZ2-10

REZONING
PETITION NO.
RZP-2023-038

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CONSTRUCTION

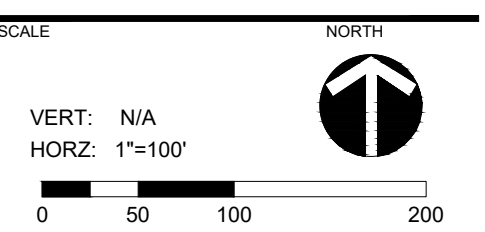
LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING

LEVINE PROPERTIES
5821 BRITTANY CT 11
CHARLOTTE NC 28270

LAND DESIGN PROJ.# 1022363

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



TECHNICAL DATA SHEET

RZ2-00

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)	R-20 MF; B-1 (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

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).

THE MAXIMUM HEIGHT FOR ANY SINGLE-FAMILY ATTACHED DWELLING UNITS CONSTRUCTED IN ANY OF THE DEVELOPMENT AREAS IS LIMITED TO 48'

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 PARCELS, INFO SEE TABLE ON SHEET RZ1-00
3. FOR STREET SECTIONS & SETBACKS SEE SHEET RZ2-10

REZONING
PETITION NO.
RZP-2023-038

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PROVIDENCE AND
SARDIS LANE
REZONING

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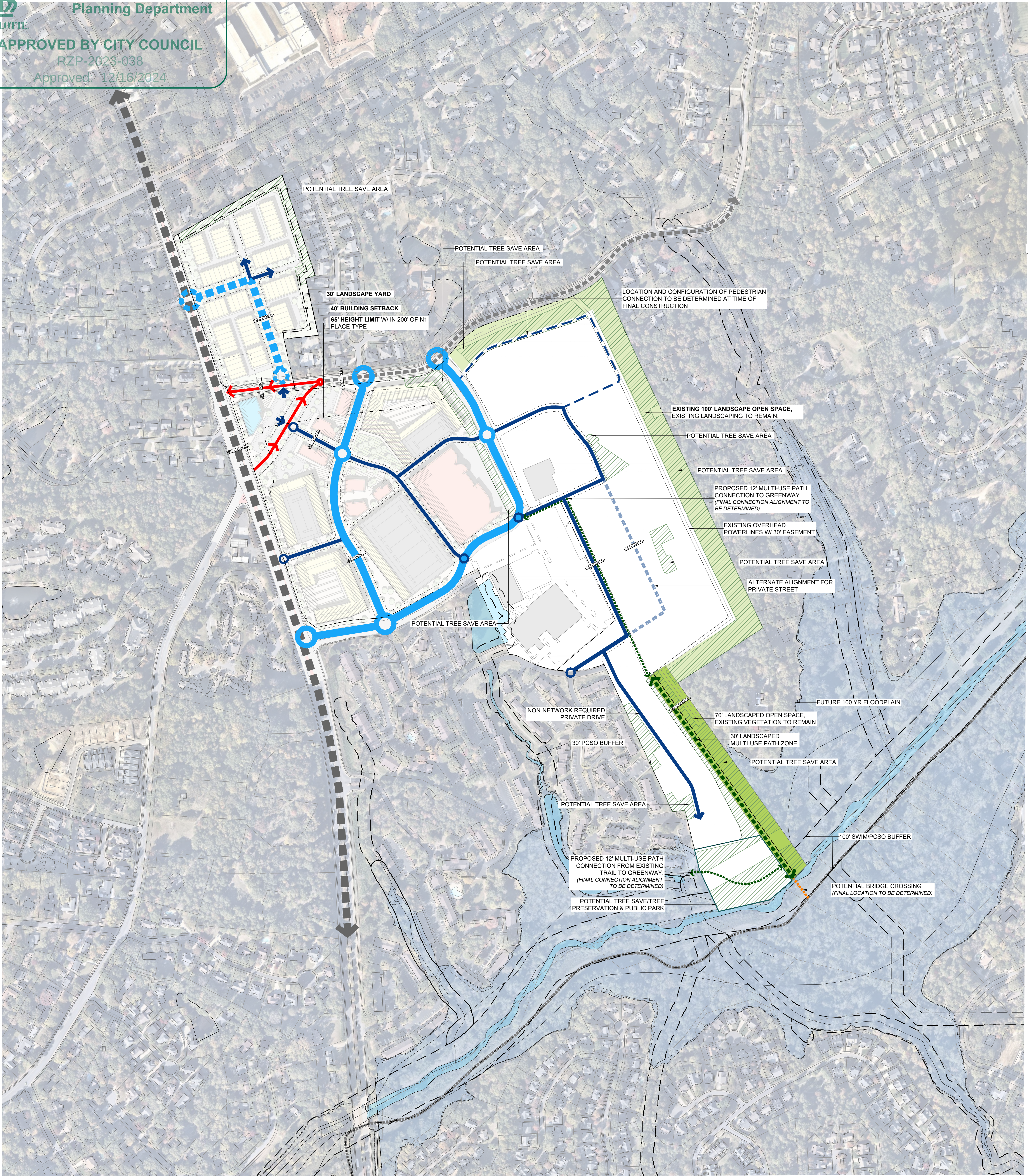
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TECHNICAL DATA SHEET

SHEET NUMBER

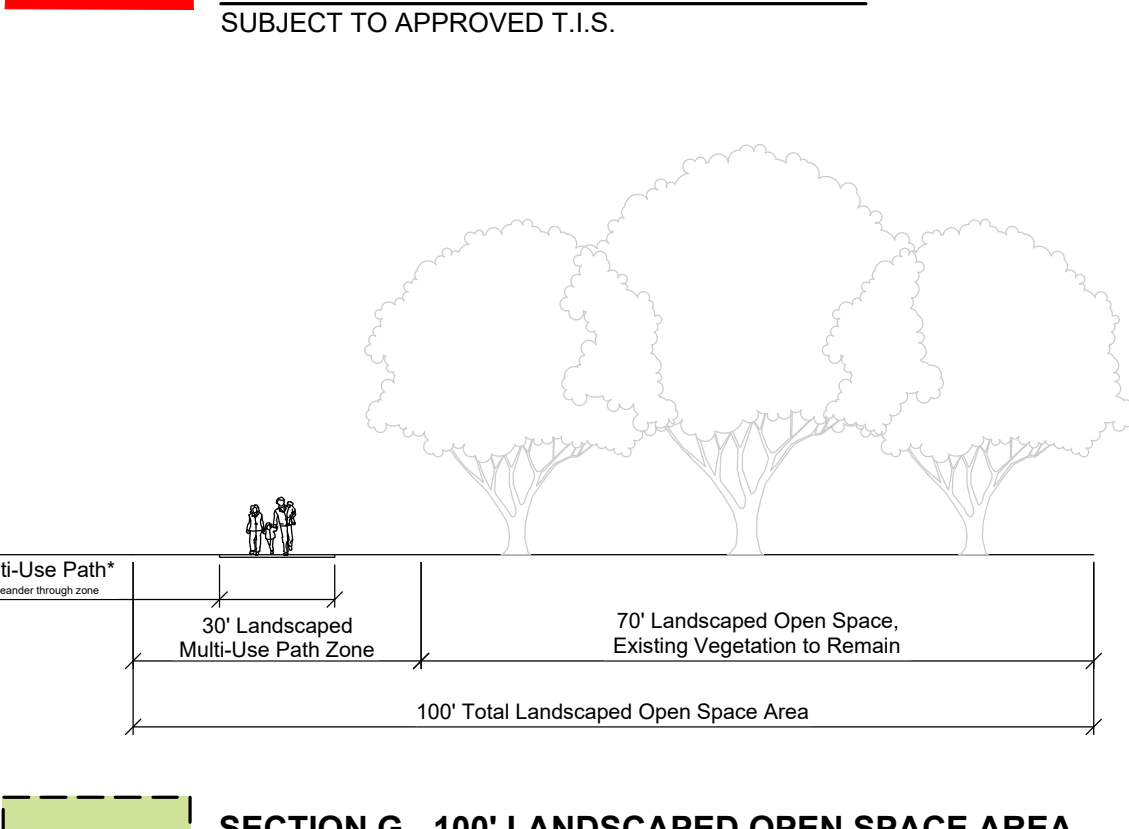
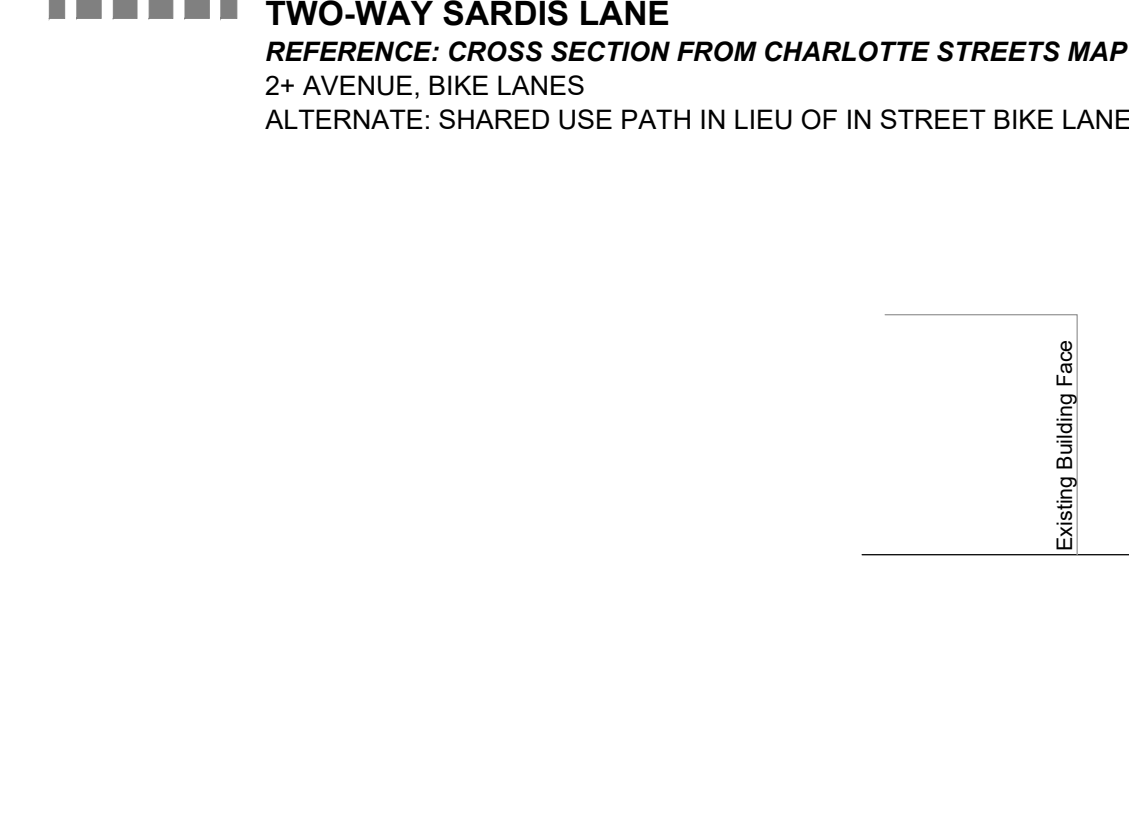
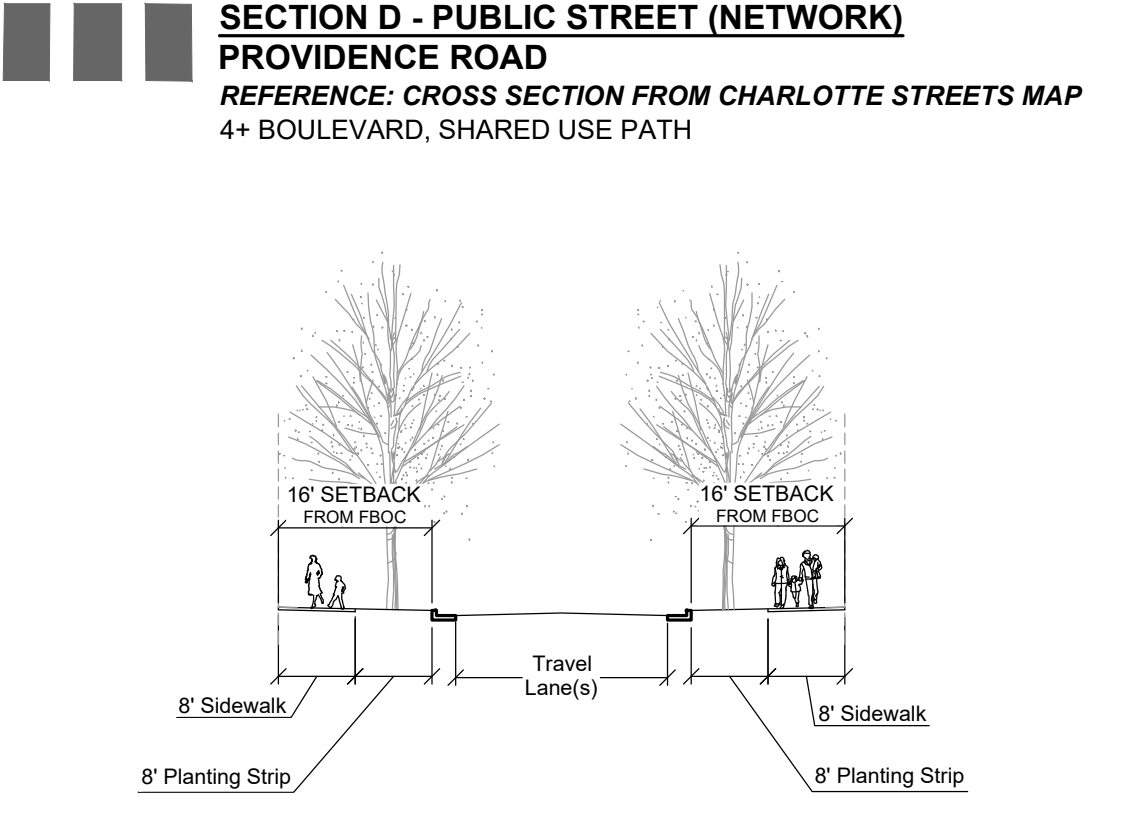
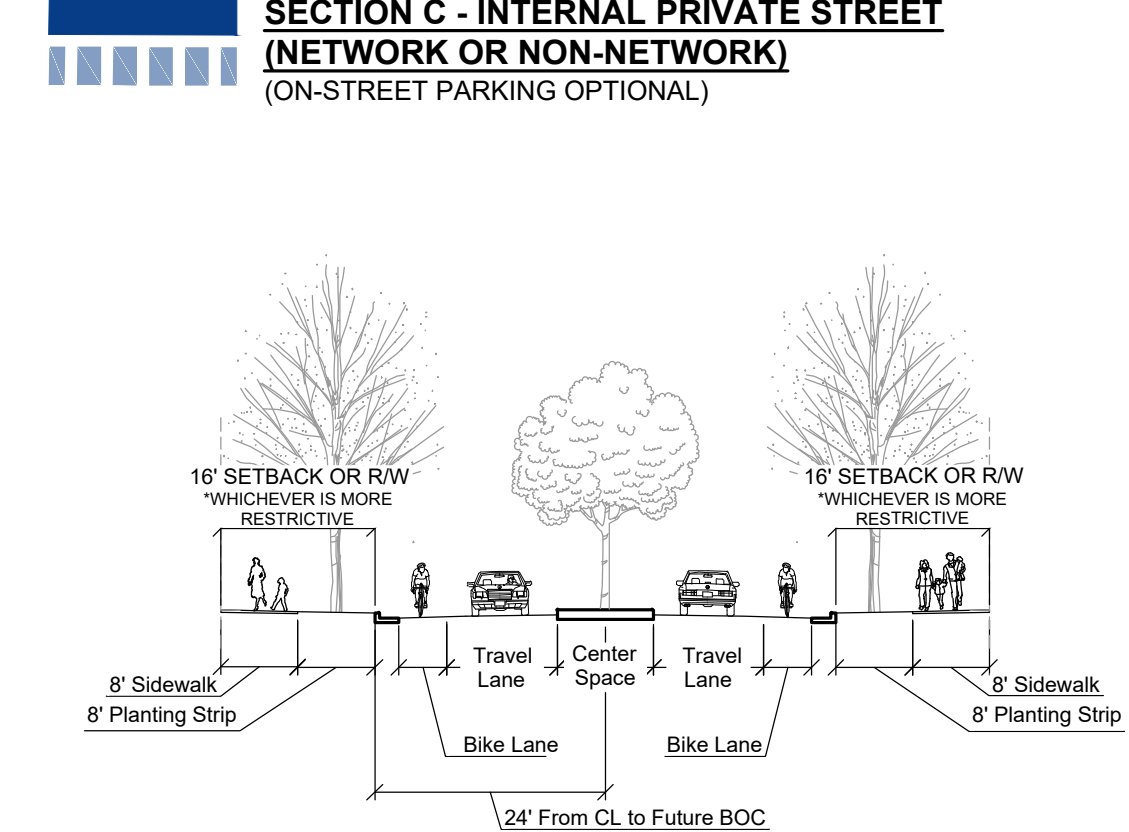
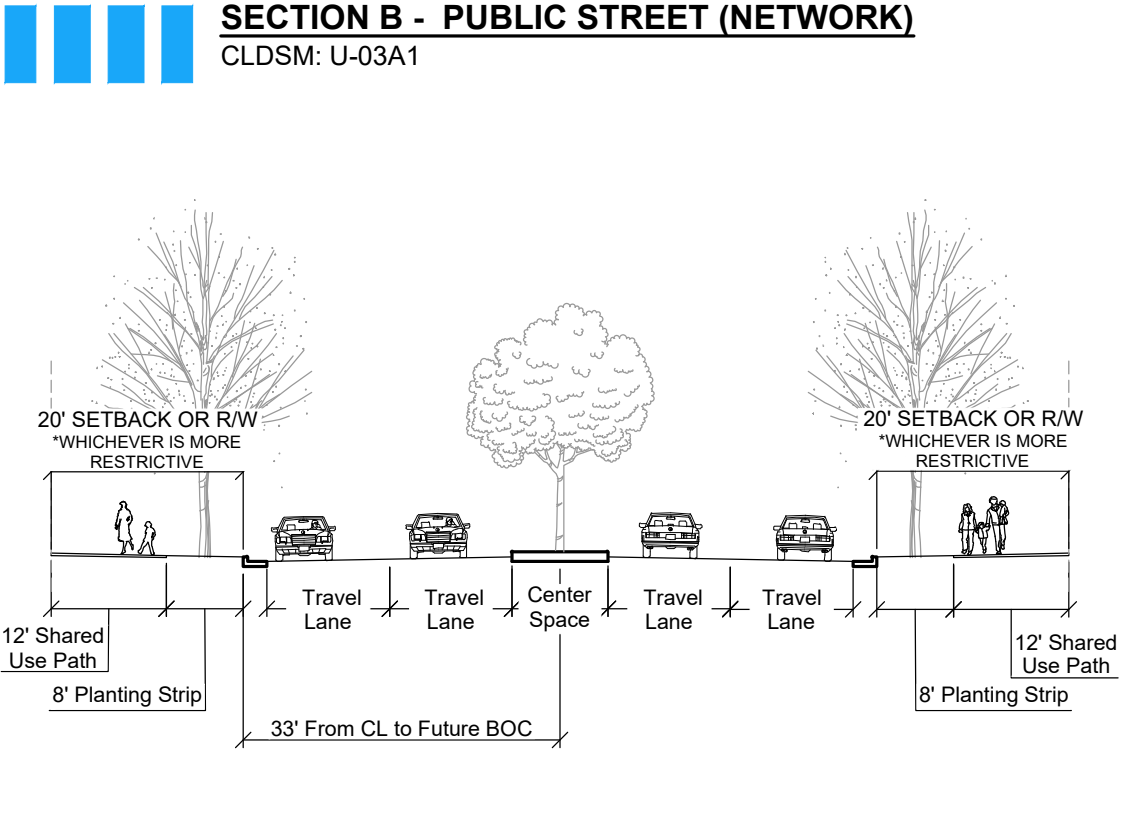
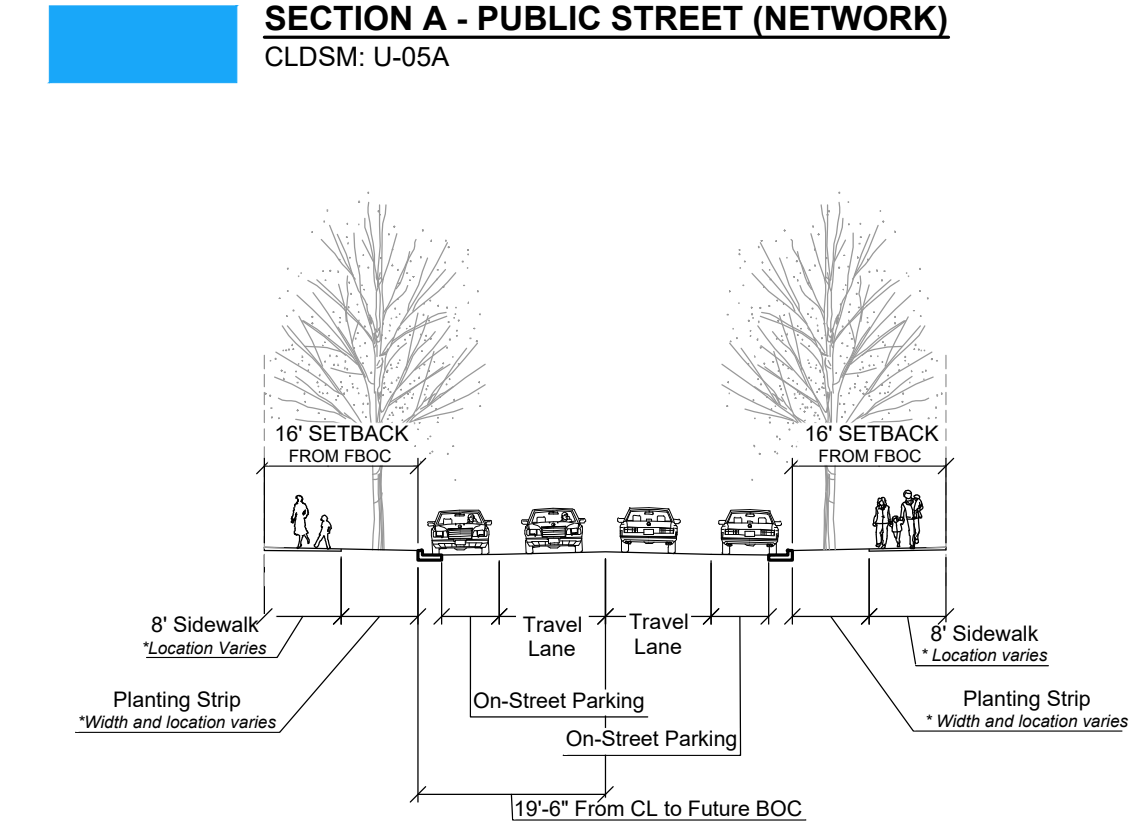
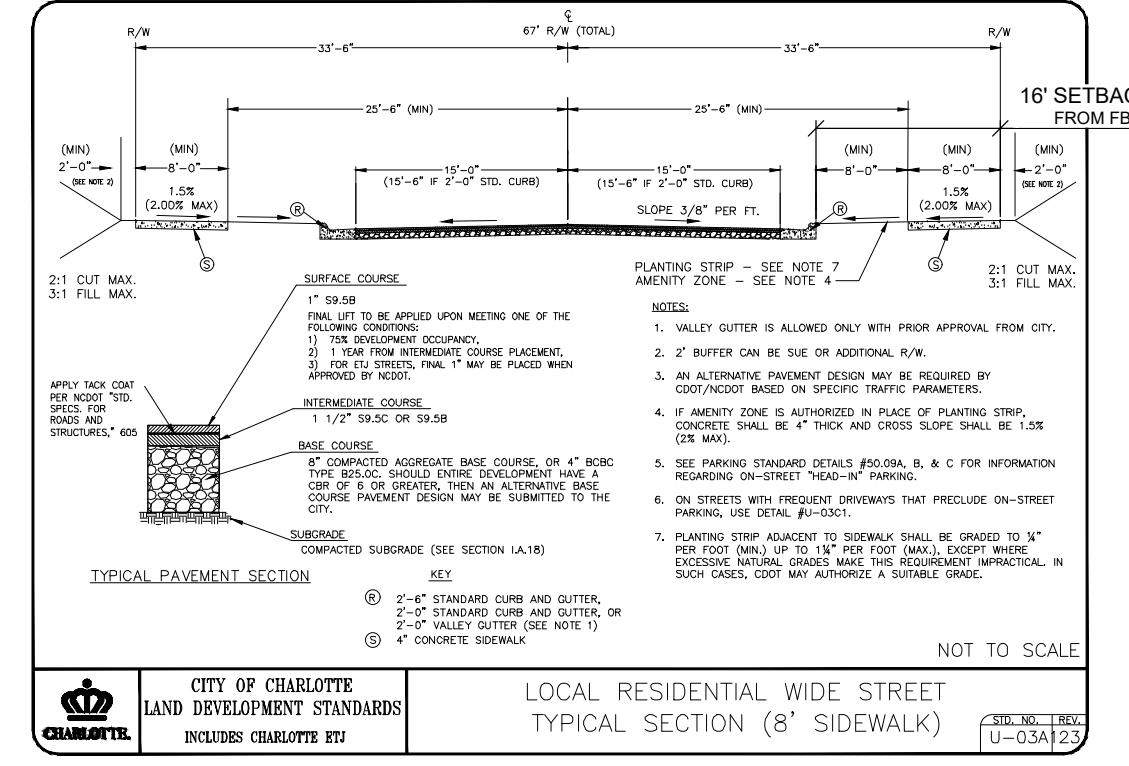
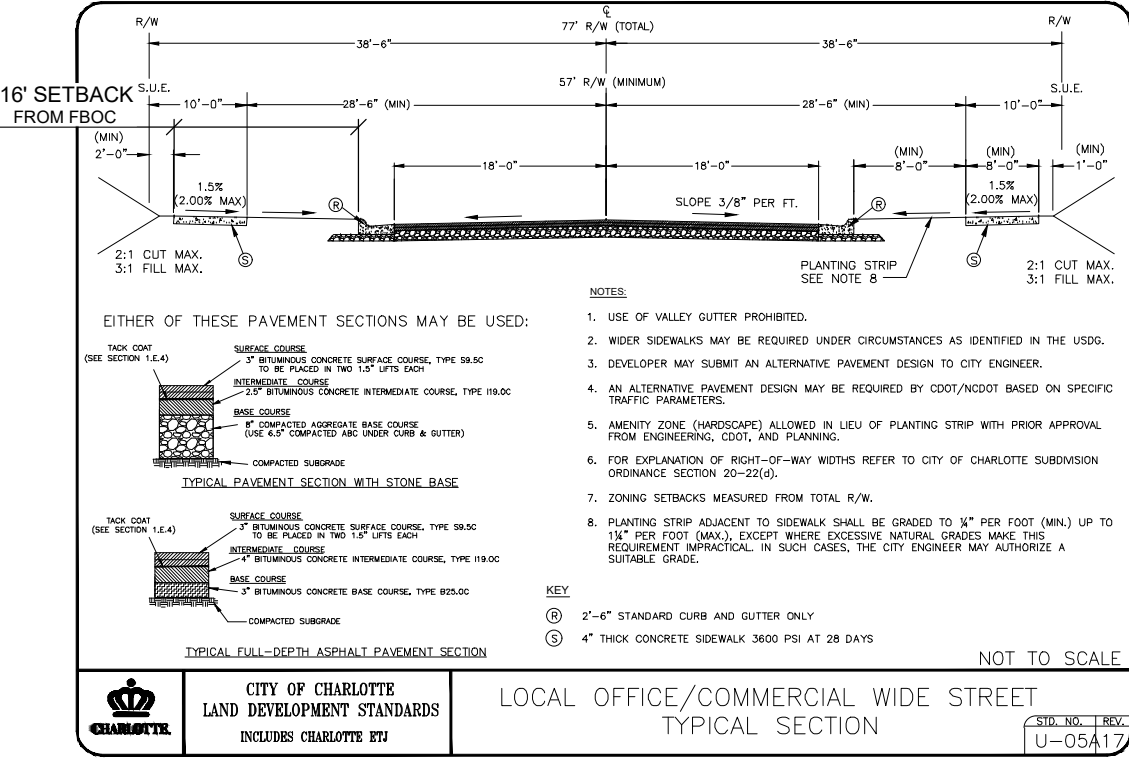
RZ2-01



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

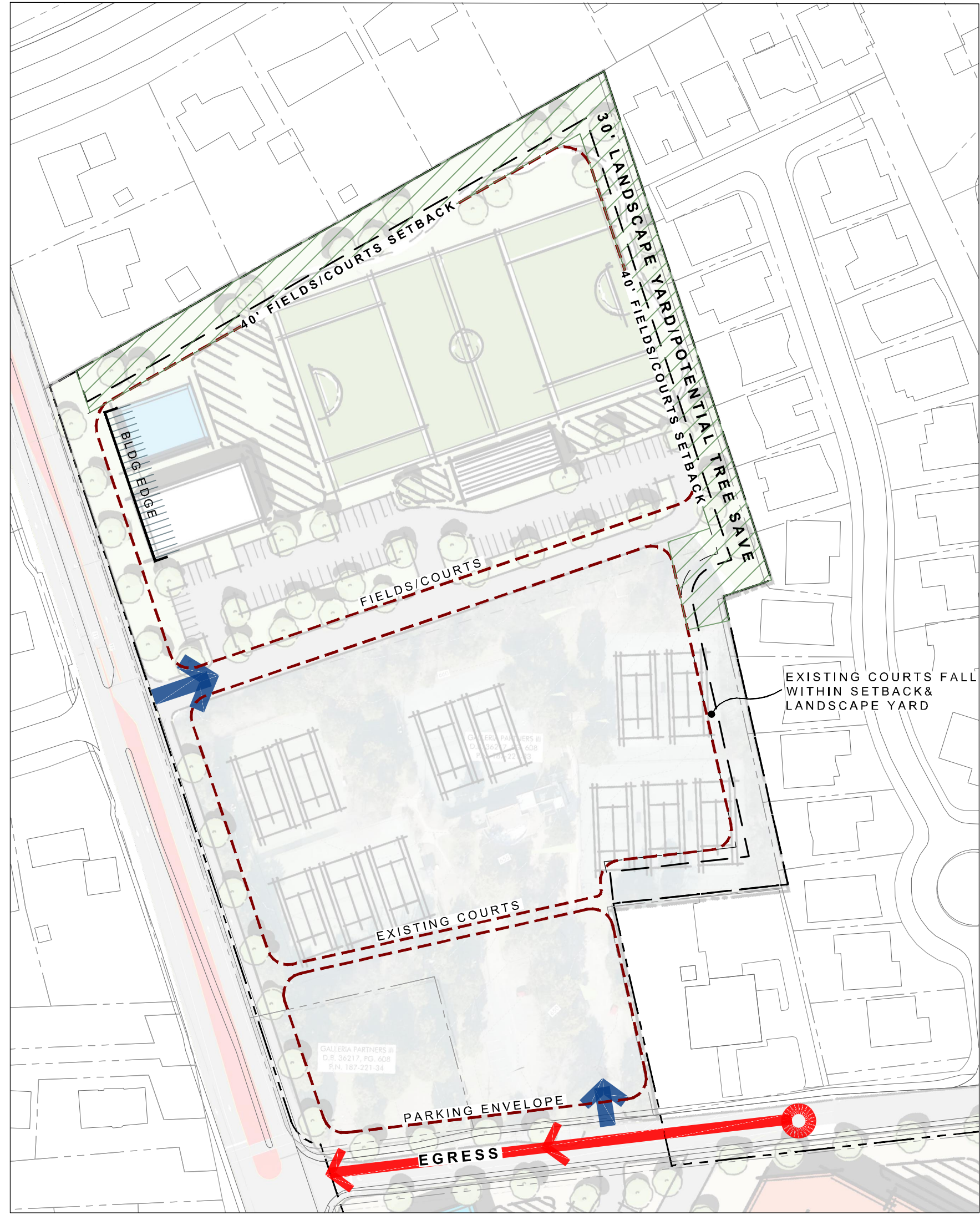
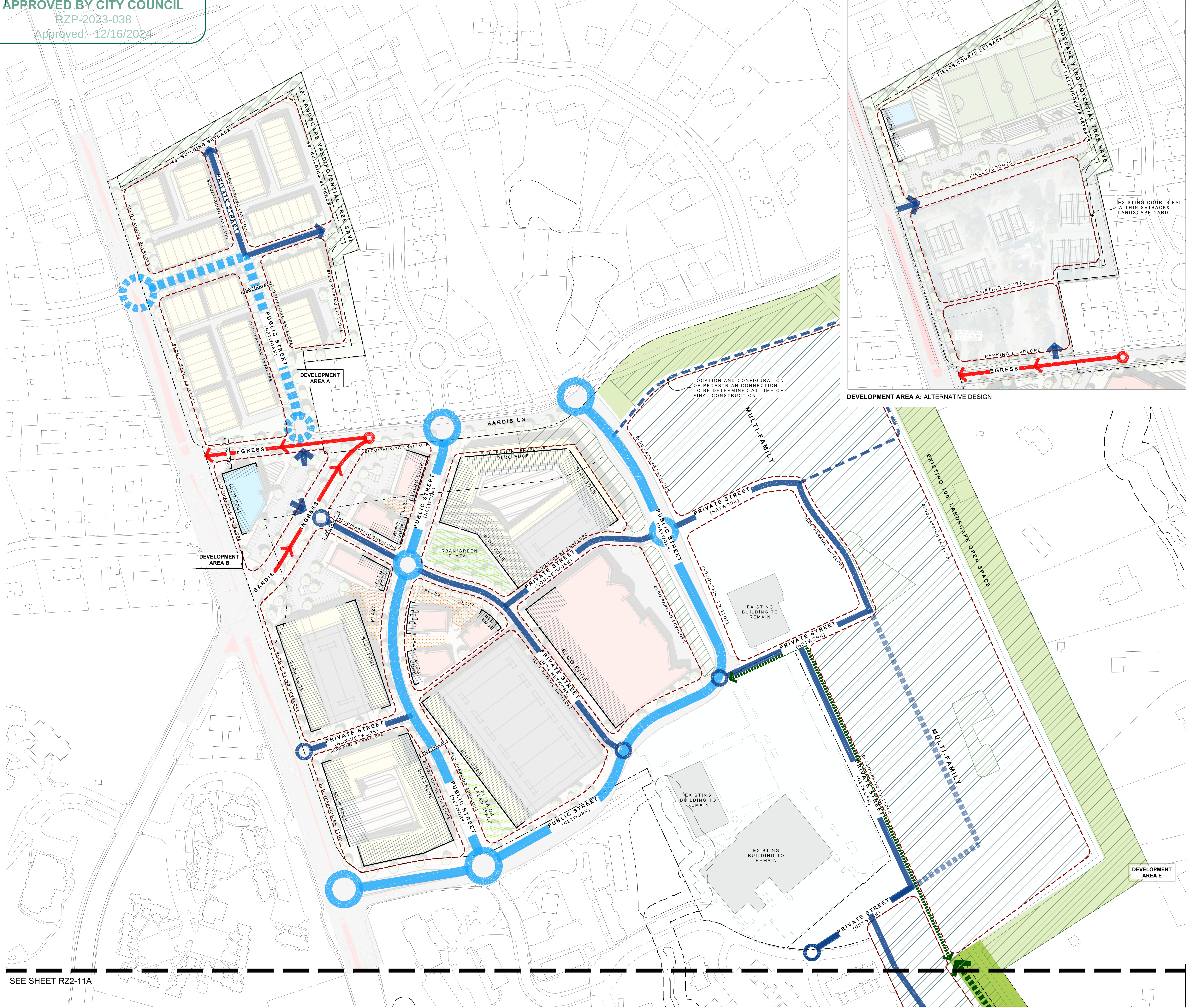
TREE SAVE :
TOTAL OVERALL SITE: ±84.16 AC
TREE SAVE AT 15% REQUIRED: ±12.624 AC
*PER THE REQUIRED ORDINANCE

- 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



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
 - 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

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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
9	REZONING 9TH SUBMITTAL	11.08.2024

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

SCALE

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

SHEET TITLE
SCHEMATIC SITE PLAN -
PROPOSED

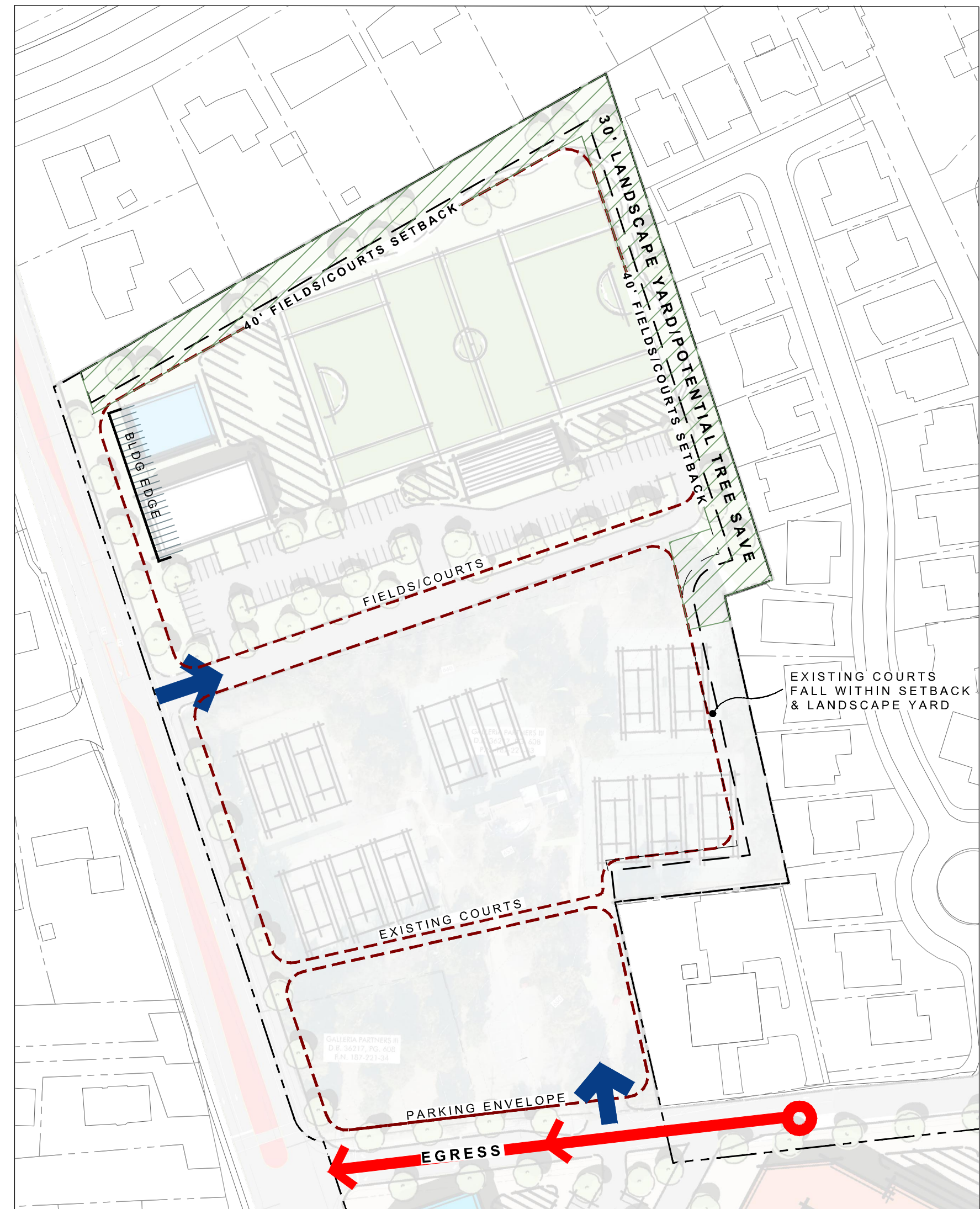
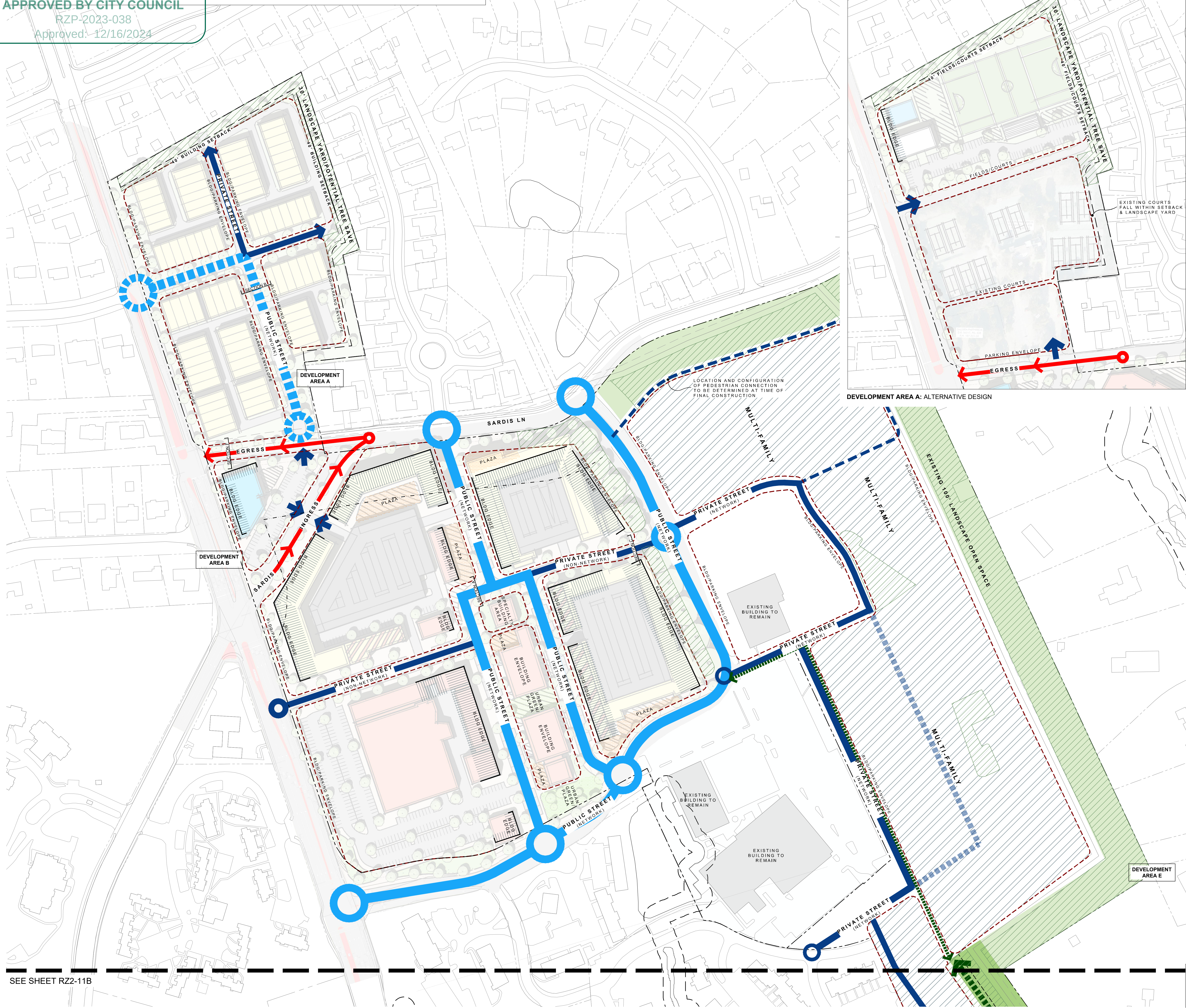
SHEET NUMBER

RZ2-10A

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

ALTERNATE SCHEMATIC SITE PLAN



- LEGEND
- 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 BRITTANY CT 11
CHARLOTTE NC 28270

1022363

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
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9	REZONING 9TH SUBMITTAL	11.08.2024

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

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

0 50 100 200

SCHEMATIC SITE PLAN -
ALTERNATE

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



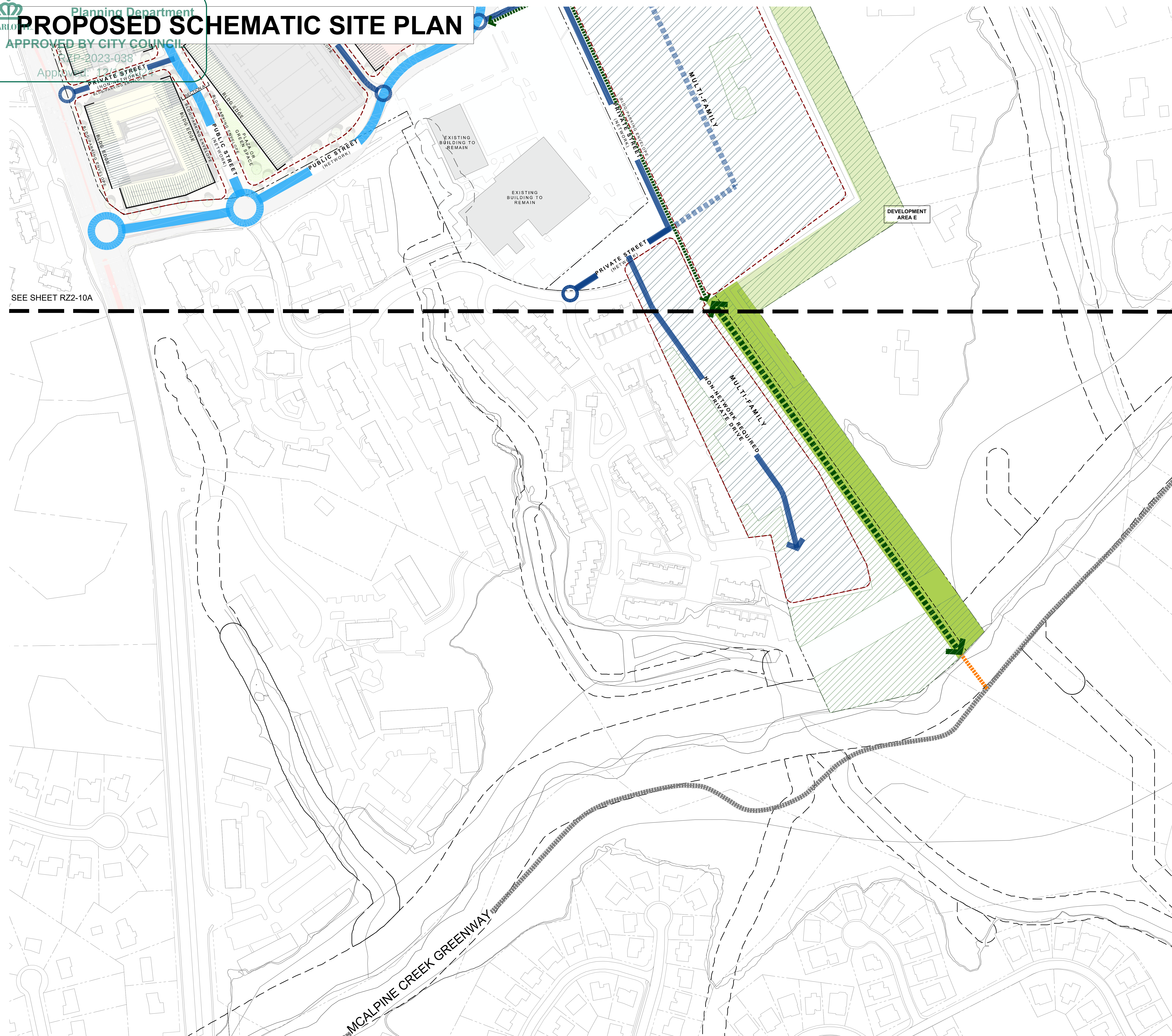
Planning Department

PROPOSED SCHEMATIC SITE PLAN

APPROVED BY CITY COUNCIL

RZP-2023-038

Approved: 12/15/CTR



SEE SHEET RZ2-10A

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

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

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM



LEVINE PROPERTIES

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

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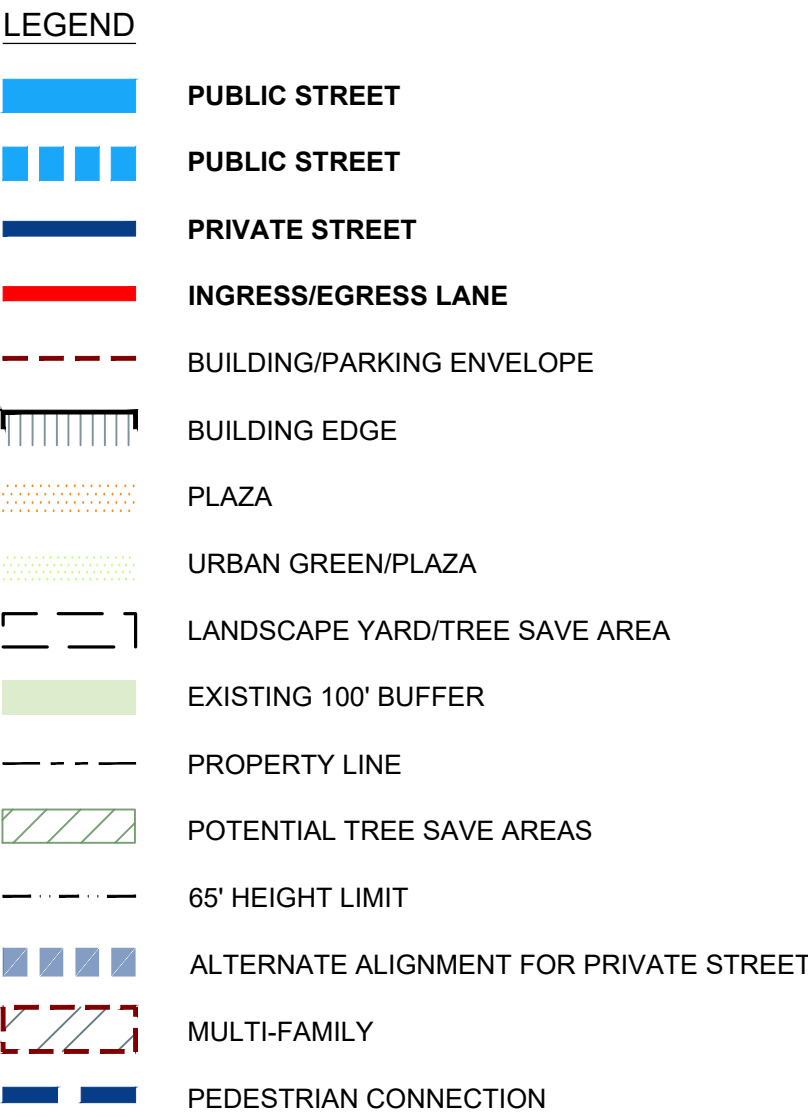
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

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

SHEET TITLE

SCHEMATIC SITE PLAN -
PROPOSED

SHEET NUMBER
RZ2-11A



REZONING
PETITION NO.
RZP-2023-038

KEY MAP

EAL

**NOT FOR
CONSTRUCTION**

**LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING**

LEVINE PROPERTIES

5821 BRITTANY CT 11

CHARLOTTE NC 28270

ANDESIGN PROJ.A

1022363

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

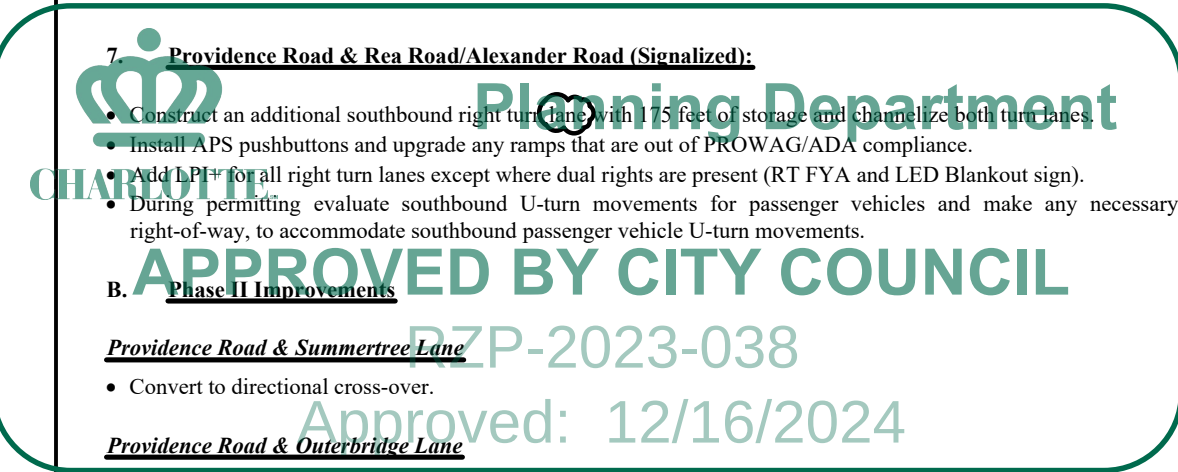
VERT: N/A
HORIZ: 1"=100'



0 50 100 200

SCHEMATIC SITE PLAN -
ALTERNATE

SHEET NUMBER
RZ2-11B



- PROVIDENCE ROAD & REA ROAD/ALEXANDER ROAD (Signalized)**

 - Install APS pushbuttons and upgrade any ramps that are out of PROWAG/ADA compliance.
 - Install LED LPIs for all right turn lanes except where dual right turns are present (RT FYA and LED Blankout sign).
 - 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.

APPROVED BY CITY COUNCIL

RPZP-2023-038

Approved: 2/16/2024

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 vehicle U-turn movements.

Phase III Improvements

 1. **Providence Road & Sharon Lane/ Sharon Antsy 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 LPIs for all right turn lanes (RT FYA 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 LPIs for all right turn lanes (RT FYA and LED Blankout sign).
 3. **Sardis Road & Roma 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 LPIs for right turn lane (RT FYA and LED Blankout sign).



REZONING
PETITION NO.
RZP-2023-038

**NOT FOR
CONSTRUCTION**

**LEVINE
PROVIDENCE AND
SARDIS LANE
REZONING**

LEVINE PROPERTIES

5821 BRITTANY CT 1

CHARLOTTE NC 2827

LAND DESIGN PROJ A

REVISION / ISSUANCE		
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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE NORTH

VERT: N/A
HORZ: AS NOTED

DEVELOPMENT STANDARD
NOTES

SHEET NUMBER

RZ3-01