

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Northwood Ravin Development

Rezoning Petition No. 2018-001(C)

This Community Meeting Report is being filed with the Office of the County Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the Mecklenburg County Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 9, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, July 19th at 6:00 p.m. at the University Park Baptist Church, 13733 Lancaster Highway #521, Pineville, North Carolina 28134.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Michael Gribble, as well as by the Petitioner's agent, Collin Brown. The current property owners were also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown introduced the rezoning team and provided an overview of the property's location and current zoning. The property consists of approximately 12 acres on the southwest corner of Southcrest Lane and Lancaster Highway. Mr. Brown explained that the property is in unincorporated Mecklenburg County and within the Pineville sphere of influence. However, Pineville has decided not to exert authority over this area so the Mecklenburg County Board of Commissioners will be in control of the rezoning process for this site.

Mr. Brown then walked through the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, environmental constraints, transportation requirements, community concerns, and market realities. Mr. Brown explained that the property is currently zoned R-3 which is a low-density residential district. Several surrounding properties have been rezoned to higher-density districts for multi-family developments. Mr. Brown stated that the property directly south of this site was recently rezoned to the NS (neighborhood services) district to accommodate two office buildings and a multifamily apartment building.

The Petitioner is currently proposing the UR-2 (urban residential) zoning district for this site, with an associated conditional site plan. The conditional site plan places additional constraints on the property

above the ordinance provisions and will be tied to the land no matter who develops it. Mr. Brown then showed the initial site plan proposal, which contained 145 townhome-style units and a density of 12 dwelling units per acre. The initial plan did not have a street connection directly onto Lancaster Highway. Now, the Petitioner has revised the plan to reduce the density to 110 total units, at 9 dwelling units per acre. The Petitioner has also added an entrance on Lancaster Highway and reduced the number of entrances on Southcrest Lane to only one entrance point. In response to initial community feedback, the Petitioner has also added a community green, perimeter buffer, increased visitor parking, and an enhanced amenity area.

Mr. Brown explained that the Petitioner's intent for the townhome-style units is for Northwood Ravin to retain ownership of the townhomes for rental. This is an attractive product for the area due to its proximity to Ballantyne and ability for families to have a home without requiring down payment. Additionally, common areas would be maintained by Northwood Ravin. Mr. Brown then turned the presentation over to the Petitioner's representative Michael Gribble to provide some background on the Northwood Ravin team and its development goals. Northwood Investors, with whom Northwood Ravin is affiliated, recently purchased the Ballantyne portfolio, and Northwood Ravin has a commitment to creating a high-end rental development for the area. Mr. Gribble showed several similar properties that Northwood Ravin has developed throughout the southeast.

Mr. Brown stated that the public hearing may be scheduled as soon as September 17th, with a County Commissioner decision on October 15th, but those dates may change. The Petitioner's agents then opened up the meeting for discussion.

One attendee asked about the site's access points. The Petitioner's agent confirmed that both the Lancaster Highway and Southcrest Lane access points are intended to be full access. At this time, a traffic signal at either intersection is not proposed because it would likely not be approved by the Department of Transportation due to its proximity to an existing traffic signal. Several attendees stated concern over the traffic situation backing up on Southcrest Lane.

Another attendee inquired into construction traffic and the Petitioner's team said they are willing to work with the neighbors to limit construction traffic on Southcrest Lane. The Petitioner will explore the option of postponing the site's connection to Southcrest Lane until construction is near completion but the timing of the connection will also be determined during the site design and site plan approval process with the county.

In response to an attendee's question related to sidewalks, the Petitioner's agent responded that the Petitioner will install a sidewalk and planting strip along all of the site's frontages, including Southcrest Lane. In response to a follow-up concern regarding residents parking along the side of Southcrest Lane, the Petitioner's team responded that the property management would discourage parking on Southcrest Lane. Cars will not be able to park on the sidewalk or planting strip because there will be required street trees.

One attendee asked about the architectural style for the proposed townhomes. The Petitioner's agent responded that a traditional style is likely but it is still early in the design phase and architectural style has not been confirmed. An attendee stated that she liked the look of modern row houses.

In response to a question regarding stormwater, the Petitioner's agent responded that stormwater would be detained and treated on-site and the Petitioner's team is still working through details for the stormwater detention areas.

In response to an attendee's question regarding access to water, the Petitioner's agent stated that they will run an existing pipe under Lancaster Highway to gain access to Charlotte Water for the site.

The formal meeting concluded at approximately 7:00 p.m. attendees engaged in conversations with each other and the Petitioner until approximately 7:15 p.m.

Respectfully submitted, this 26th day of July 2018.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

| 2018-001C | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|-----------|----------|---|-------------------|---------------|--------------------|-------------------------------|-----------|--------------|-------|---------|
| 2018-001C | 22310274 | GARRETT | RONALD W | | | PO BOX 233 | | PINEVILLE | NC | 28134 |
| 2018-001C | 22310290 | BALLANTYNE RESIDENTIAL | PROP OWNERS ASSOC | | % A W FIELDS | PO BOX 218 | | PINEVILLE | NC | 28134 |
| 2018-001C | 22310291 | BALLANTYNE RESIDENTIAL PROP | OWNERS ASSOC INC | | | PO BOX 218 | | PINEVILLE | NC | 28134 |
| 2018-001C | 22310292 | RABUAZZO | FREDERICA | SALVATORE | RABUAZZO | 11525 JAMES JACK LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310293 | FORD | JARED E | JESSICA K | FORD | 14652 VILLALONGA LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310294 | WILLIAMS | BRETT W | ANGELA | WILLIAMS | 14644 VILLALONGA LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310295 | HOGAN | RICHARD | MARILYN | HOGAN | 14636 VILLALONGA LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310297 | BALLANTYNE RESIDENTIAL | PROP OWNERS ASSOC | | % A W FIELDS | PO BOX 218 | | PINEVILLE | NC | 28134 |
| 2018-001C | 22310345 | CROFT | BECKY M | THOMAS C | CROFT | 11528 JAMES JACK LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310346 | MILLER | TIMOTHY B | GENA P | MILLER | 11516 JAMES JACK LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310347 | BRADLEY | WILLIAM J., JR. | | | 11506 JAMES JACK LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22310348 | D'ARIES | JOSEPH | SHARON M | D'ARIES | 11456 JAMES JACK LN | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22335101 | CARTER | DON | | | 12001 WOODSIDE FALLS RD | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335102 | CHOE | JONG MUK | MARIA V | CHOE | 12005 WOODSIDE FALLS RD | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335103 | SEILER | STEVEN C | ELEANOR | HOLDFN | 14501 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335104 | LOOR | LUIS E | | MARIA I LOOR (H/W) | 14509 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335105 | MCCONNELL | WILLIAM D JR | | | 14513 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335106 | MAHAFFEY | WILLIAM J | RITA D | MAHAFFEY | 14517 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335107 | BROWN | LARRY R | | | 14523 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335108 | CLAY | JEFFREY M, JR | | | 14529 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335109 | RUSSELL | MARK P | PETER W | GAGNON | 14539 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335110 | TAYLOR | CYNTHIA MORRIS | | | 14543 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335111 | TREZ | CHARLOTTE SKY | | | 14545 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335112 | STREATER | ROSALIND C | | | 14547 LIMESTONE LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335121 | BISEL | HOWARD C | | | 13860 BALLANTYNE CORP PL #300 | | CHARLOTTE | NC | 28277 |
| 2018-001C | 22335201 | WOODSIDE FALLS HOMEOWNERS | ASSOC | | | 12145 WOODSIDE FALLS RD | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335222 | COHN | FREDERICK D | | | 14517 SLATE CT | | PINEVILLE | NC | 28134 |
| 2018-001C | 22335223 | LONG | JAMES M | SHARON L | LONG | 14518 SLATE CT | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345147 | AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC | | | | 30601 AGOURA RD STE 200 | | AGOURA HILLS | CA | 91301 |
| 2018-001C | 22345148 | CUNNINGHAM | JOHN F | | MAUREEN CONNOLLY | 14718 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345149 | BLAIR | WILLIAM C | JANICE K | BLAIR | 14708 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345150 | NICOLETTI | ANDREW J | KELLY | NICOLETTI | 14700 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345151 | MINWEASER | KEVIN A | MARCIA H | MINWEASER | 14636 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345152 | UECKERMAN | ROBERT A | | | 14630 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345153 | PATEL | MAHESHBHAI | MEENA M | PATEL | 14622 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345159 | CLINE | DOUGLAS R | ELIZABETH T | CLINE | 14613 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345160 | RUSSELL | PAUL L | ADELE S | RUSSELL | 14621 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345161 | JONAS | WILLIAM BRIAN | KIMBERLY J | JONAS | 14629 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345162 | BRADIN | GEORGE D | PATRICIA H | BRADIN | 14637 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345163 | AMH NC PROPERTIES LP | | | | 30601 AGOURA RD SUITE 200 | | AGOURA HILLS | CA | 91301 |
| 2018-001C | 22345164 | BRITTAIN | KEITH T | LAURA J | BRITTAIN | 14709 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345165 | MCGUIRE | CAROL S | | | 14715 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345166 | MULLINS | JERRY | PAMELA | KEITH | 14721 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345167 | MUNSON | HARRY E JR | DOROTHY G | MUNSON | 14727 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345168 | OWENS | GEORGE BRANTLEY | | | 14733 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345169 | PRIVARA | PETER | LUBICA | PRIVARA | 14739 POMEROL LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345181 | NOTION PROPERTIES LLC | | | | 6049 BLUEBIRD HILL LN | | WEDDINGTON | NC | 28104 |
| 2018-001C | 22345182 | WOODS | ROBERT W | | | 14726 LANCASTER HIGHWAY | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345183 | LEGGETE | MARY ELIZABETH | VIRGINIA W | GRIFFIN | 1447 DURHAM MEADOWS DR | | BURLINGTON | NC | 27217 |
| 2018-001C | 22345184 | SMITH | SHIRLEY M | JANET SMITH | KING | 14624 LANCASTER HWY | | PINEVILLE | NC | 28277 |
| 2018-001C | 22345185 | WOODS | ROBERT WAYNE | | | 4700 DEANSCROFT DR | | CHARLOTTE | NC | 28226 |
| 2018-001C | 22345195 | NOTION PROPERTIES LLC | | | | 6049 BLUEBIRD HILL LN | | WEDDINGTON | NC | 28104 |
| 2018-001C | 22345196 | NOTION PROPERTIES LLC | | | | 6049 BLUEBIRD HILL LN | | WEDDINGTON | NC | 28104 |
| 2018-001C | 22345201 | OKAM | CHINYERE G | | | 11805 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345202 | EAST | JOSEPH M | KENNRARINE | EAST | 11811 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345203 | BROOKS | MAVIS T | | | 11817 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345204 | KISH | DENNIS J | | LINDA D COWAN | 11823 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345375 | HOSSEINI | AZADEH | MEHDI | FARAHMAND | 11822 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345376 | JONES | ROBERT BERNARD | | | 11816 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345377 | SILVA | CARLOS A | NATALIA A | SILVA | 11810 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345378 | VICK | STEVE C | RUSSELL L | HINSON | 11804 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345381 | PHANNARETH | DAVID | | | 11742 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345382 | NELSON | ERIC | ALEXSANDRA | NELSON | 11734 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345383 | PULICHERLA | LEELADHAR REDDY | | | 11726 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345384 | BUNNELL | CODY B | DANIEL K | MARTIN | 11718 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345385 | PILE | ROBERT | | | 11710 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345386 | KOHN | AMY L | SCOTT | KOHN | 11702 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345387 | RUCKER | DAVID | STEPHANIE JOY | RUCKER | 11636 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345388 | BASLIIOUS | JACQUELINE S | JIMMY | BASLIIOUS | 11628 SOUTHCREST LN | | PINEVILLE | NC | 28134 |
| 2018-001C | 22345389 | BRIDLESTONE PROPERTY OWNERS ASSOCIATION | | | C/O BIRDEYE REALTY | 1125 E MOREHEAD ST | | CHARLOTTE | NC | 28204 |

| | | FIRST_NAME | LAST_NAME | STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|-----------|--|------------|-----------|--------------------------|----------|-----------|-------|-------|
| 2018-001C | ORGANIZATI | | | | | | | |
| 2018-001C | Adair At Ballantyne Homeowners Association | Jon P. | Speckman | 14532 Adair Manor Ct | | Charlotte | NC | 28277 |
| 2018-001C | Adair At Ballantyne Homeowners Association | Marc | Settin | 14511 Adair Manor Ct | | Charlotte | NC | 28277 |
| 2018-001C | Bridlestone Homeowners Association | Bill | Bryan | 15000 Bridle Trace Lane | | Pineville | NC | 28134 |
| 2018-001C | Cardinal Woods Homeowners Association | John | Mark | 13702 Bluffton Ct | | Charlotte | NC | 28134 |
| 2018-001C | Carlyle Homeowners Association | Jim | Beckom | 11510 Innes Ct | | Charlotte | NC | 28277 |
| 2018-001C | Edinburgh Homeowners Association | Paul | Aarons | 15001 Edindale Dr | | Charlotte | NC | 28277 |
| 2018-001C | Lansdowne Civic League | Jim | Hayes | 12313 Buxton Dr | | Charlotte | NC | 28134 |
| 2018-001C | Providence Pointe | Kenneth | Leeser | 15400 Prescott Hill Ave. | | Charlotte | NC | 28277 |
| 2018-001C | Scots Hill Homeowners Association | Kevin | Williams | 14910 Scothurst Ln | | Charlotte | NC | 28277 |
| 2018-001C | Woodside Falls Neighborhood Association | Cindy | Decker | 12800 Diamond Dr. | | Charlotte | NC | 28134 |
| 2018-001C | Woodside Falls Neighborhood Association | David B. | Bowling | 12513 Woodside Rd | | Charlotte | NC | 28134 |

Exhibit B

July 9, 2018

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, July 19th at 6:00 p.m.
Location: University Park Baptist Church
13733 Lancaster Highway #521
Pineville, North Carolina 28134
Petitioner: Northwood Ravin Development
Petition No.: 2018-001(C)

Dear Mecklenburg County Resident,

We represent Northwood Ravin Development (the "Petitioner") in its plans to redevelop an approximately 12-acre property located on the west side of Lancaster Highway, south of Southcrest Lane (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district in order to accommodate the development of a townhome community.

In accordance with the requirements of the Mecklenburg County Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday, July 19th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff

Exhibit C

Exhibit D



K&L GATES

Community Meeting

Northwood Ravin / Lancaster Highway

July 19, 2018 @ 7:00 PM

AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Neighboring Zoning
- Proposed Zoning
- Revised Site Plan
- Timeline
- Discussion



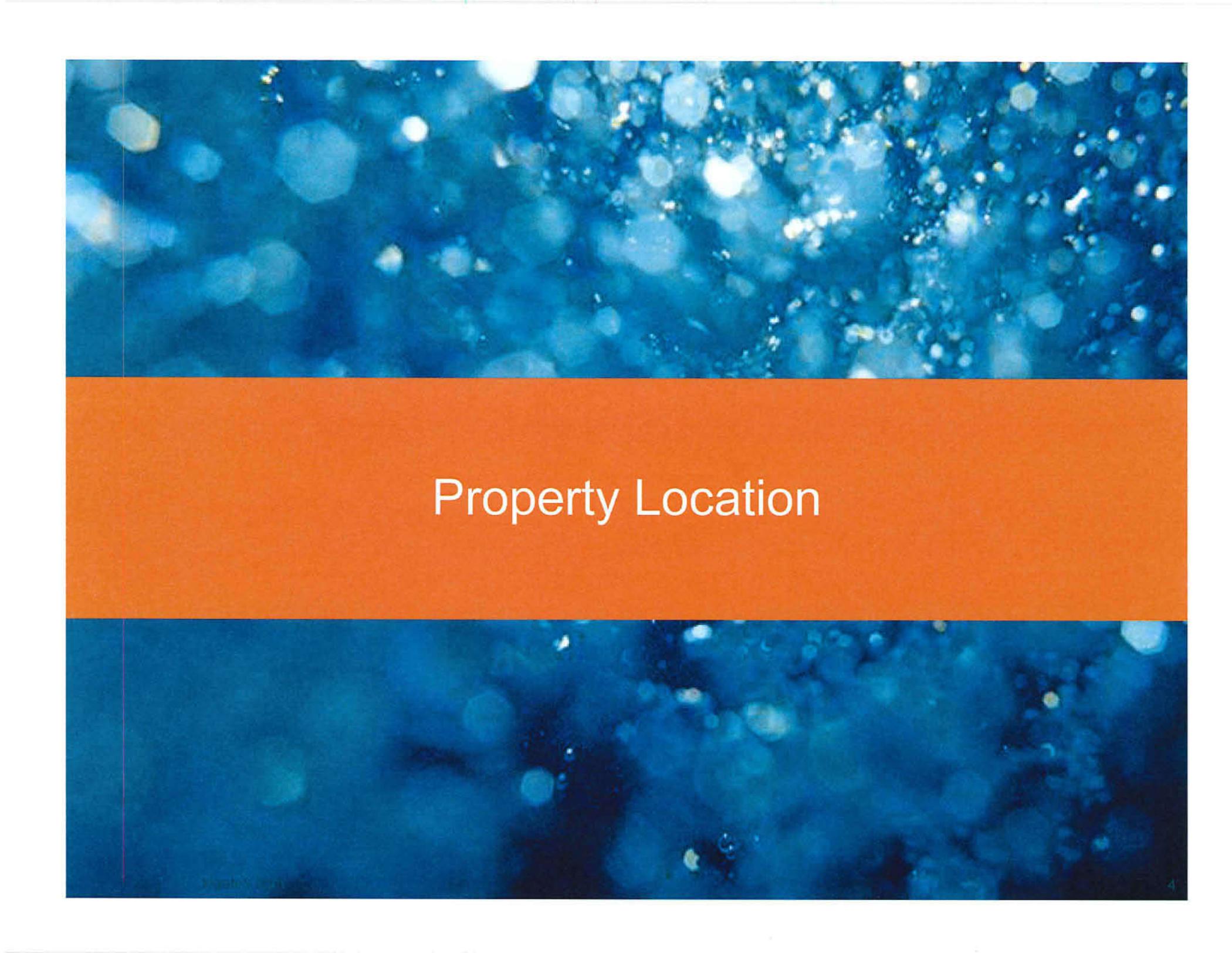
NORTHWOOD RAVIN

Michael Gribble

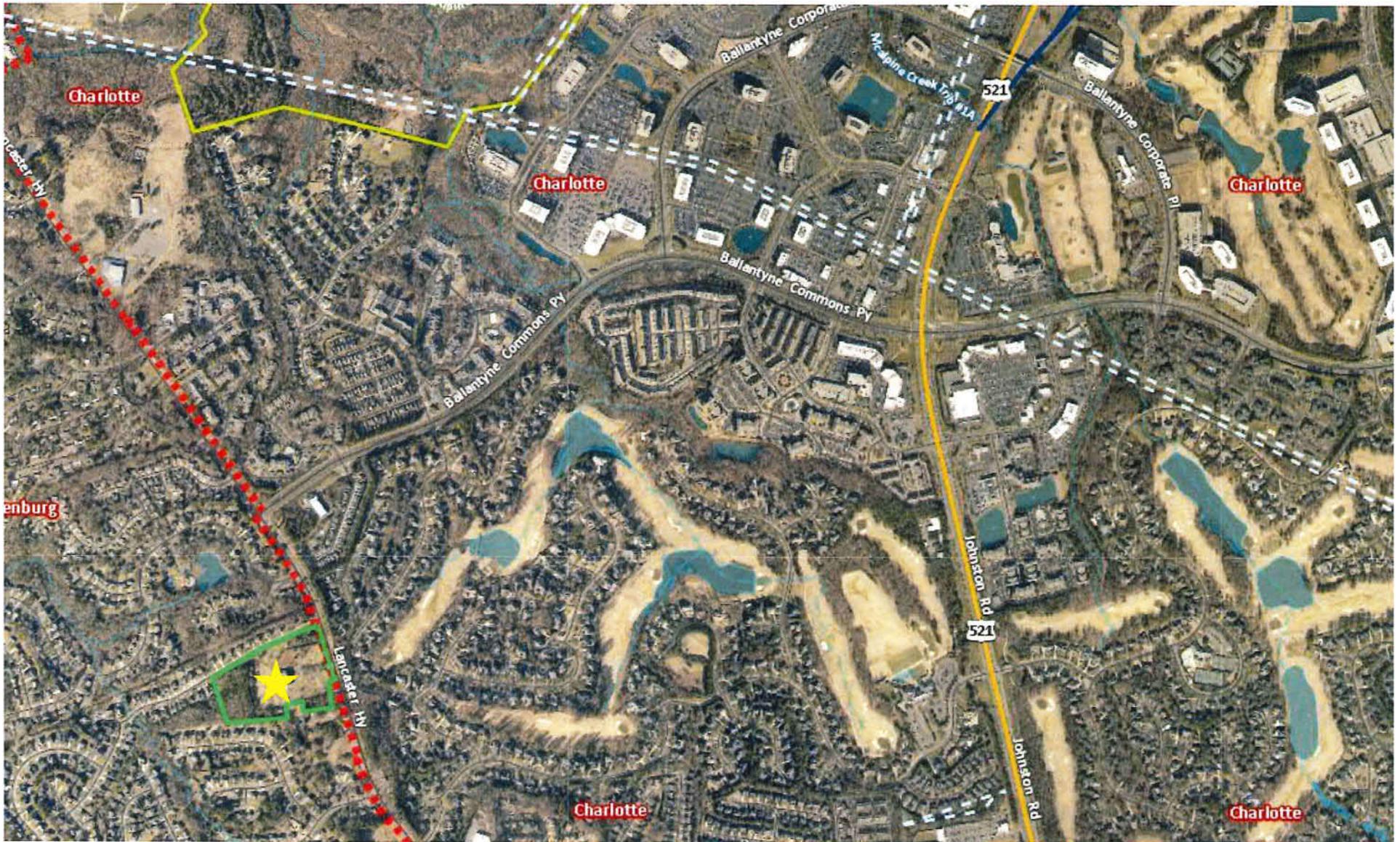
JDAVIS >

K&L | GATES

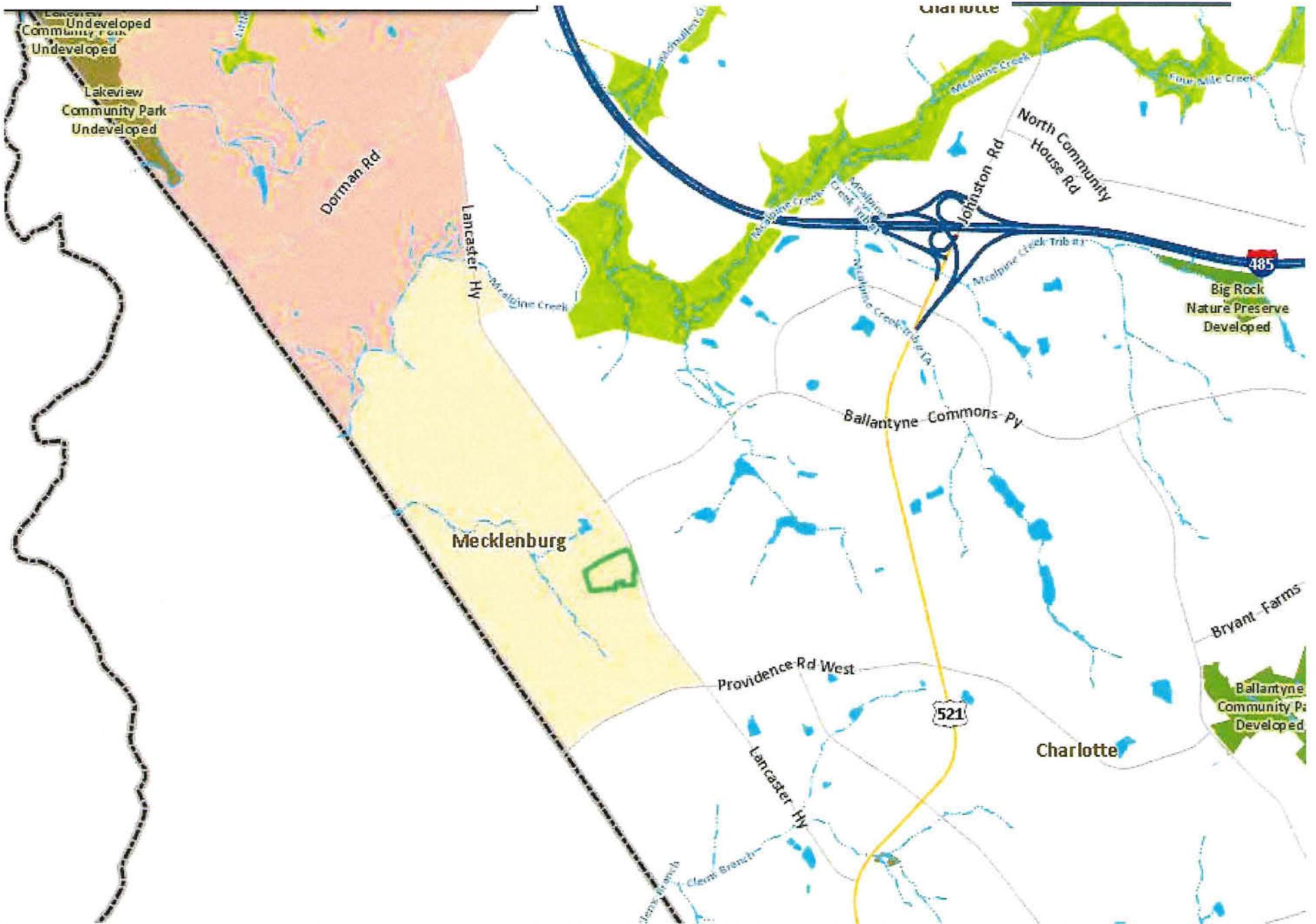
Collin Brown & Brittany Lins

The image features a blue bokeh background with a central orange horizontal band. The text 'Property Location' is centered within this band.

Property Location











The slide features a background of blue bokeh light effects. A solid orange horizontal band is centered across the slide, containing the title text in white.

Development Considerations

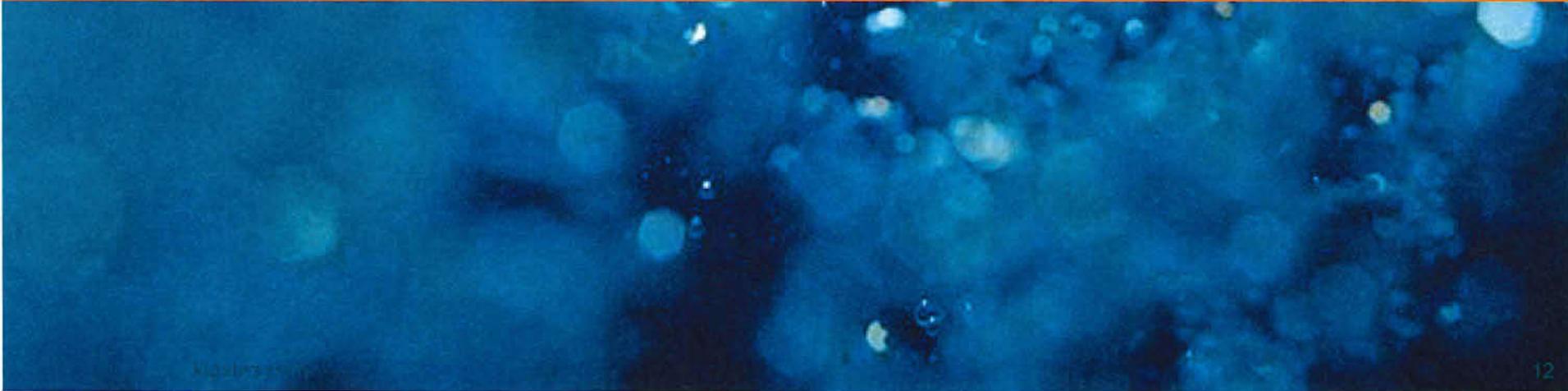
DEVELOPMENT CONSIDERATIONS

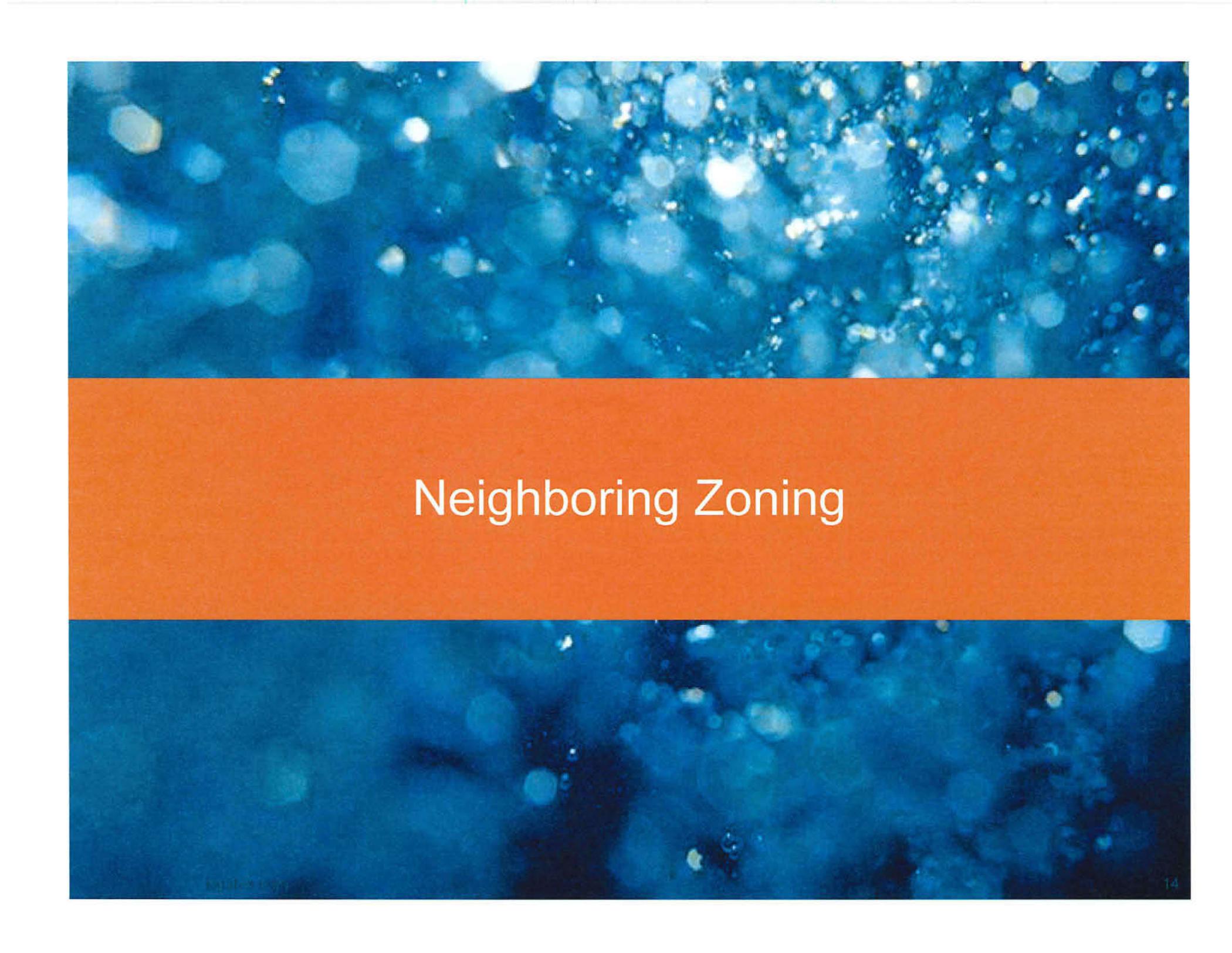
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community Concerns
- Market Realities



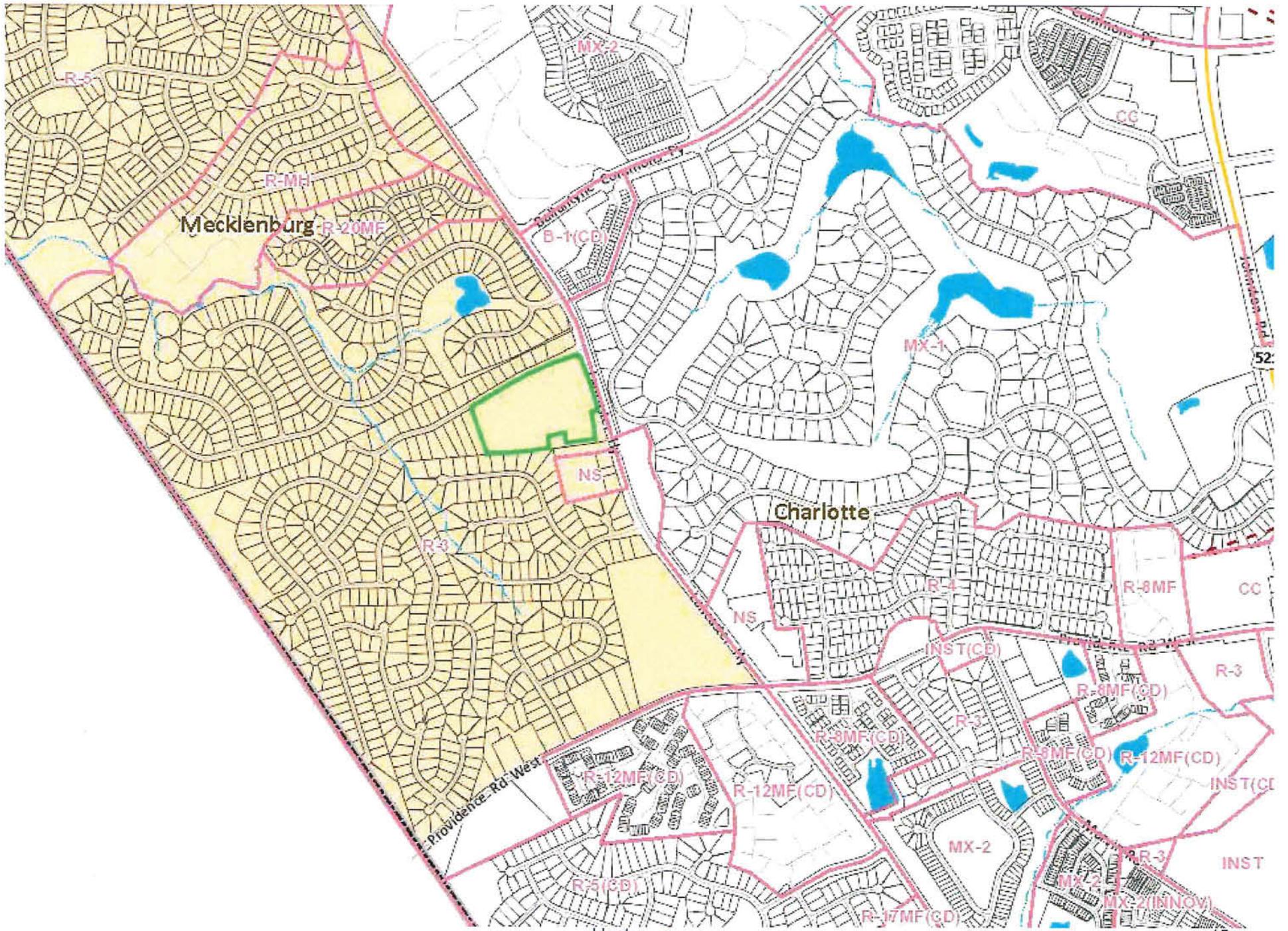


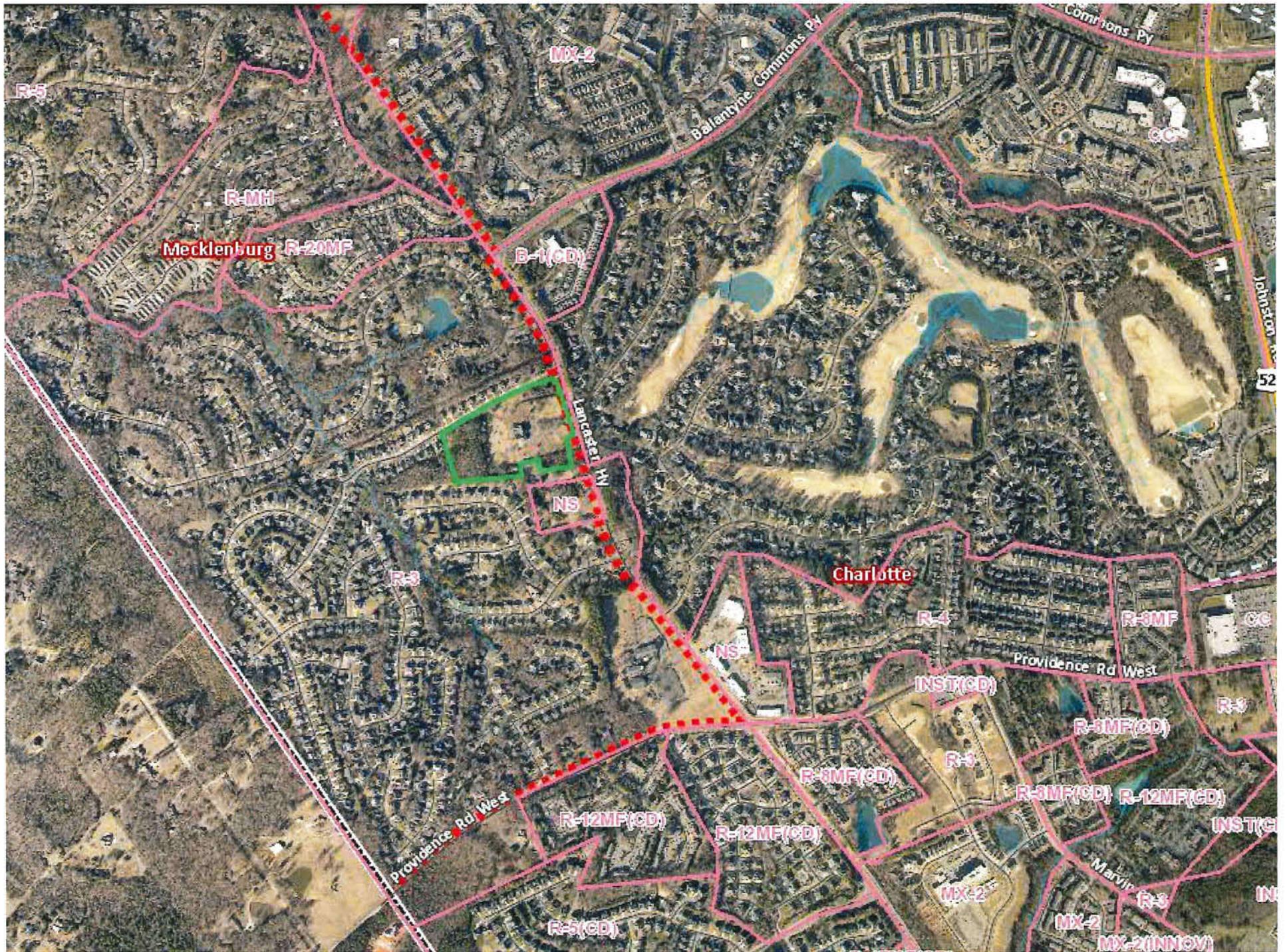
Current Zoning



The image features a blue bokeh background with a central orange horizontal band. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering effect. The orange band is a solid, vibrant color that provides a high-contrast background for the white text.

Neighboring Zoning





Rezoning Petition 2014-001(c) Approved Site Plan

**APPROVED BY
BOARD OF COUNTY
COMMISSIONERS**

11/18/14

ROBERT W. WOODS
DB 27004-400

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MB 24-455

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US HWY 521 - LANCASTER HWY
APPARENT 60' ROW

DEVELOPMENT DATA
 PARCELS TO BE: 204-401-01
 BUILDING JURISDICTION: WHEATSTOWN COUNTY
 TOTAL SITE AREA: 0.1113 AC ACRES OF RESIDENTIAL R/W
 REQUIRED PARKING: 64 STALLS (SEE SCHEDULE)
 PARKING PROVIDED: A MINIMUM OF 1.1 PARKING SPACES PER DWELLING UNIT AND A MINIMUM OF 1.4 PARKING SPACES FOR EACH 100 SQUARE FEET OF OFFICE USE. THE REMAINING SQUARE FEET OF OFFICE USE WILL BE PROVIDED.

EXISTING
 EXISTING ZONING: R-10 (R2)
 EXISTING USE: SINGLE FAMILY DWELLING UNITS
 EXISTING COORDINATES: 64 (MULTI-FAMILY RESIDENTIAL)
 EXISTING USE: 10 TO 14 UNITS, FAMILY SUBSTITUTED DWELLING UNITS AND UP TO 10,000 SQ. FT. OF GROSS FLOOR AREA OF OFFICE AND MEDICAL OFFICE USE TOGETHER WITH ACCESSORY USE, AS ALLOWED IN THE RESIDENTIAL DISTRICT.

NEIGHBORHOOD SERVICE DATA:
 MIN. SETBACK: 25'
 MIN. SIDEYARD: 10'
 MIN. REAR YARD: 5'
 MAX. SIGN HEIGHT: *

*NOT TO EXCEED 10 FEET FOR 44 FEET TALL, FAMILY RESIDENTIAL BUILDING, AND NOT TO EXCEED 16 FEET FOR OFFICE AND MEDICAL OFFICE BUILDING. BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE SUBORDINATE.

**20' FROM BACK OF EXISTING OR PROPOSED CORNER, WHICHEVER IS GREATER

- LEGEND:**
- EXISTING AREAS TO BE MAINTAINED
 - PROPOSED STREET PARKING
 - PROPOSED WATER QUALITY
 - PROPOSED SIGN CANOPY
 - PROPOSED SIGN ENVELOPE

PREPARED BY: (S&P ARCH) CITY OF CHARLOTTE

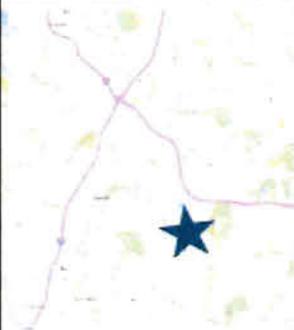


LandDesign
 11111 W. WOODSTOWN RD.
 SUITE 100
 WHEATSTOWN, NC 27160
 TEL: 704.734.1111
 WWW.LANDDESIGN.COM

**LANCASTER HWY
CONCEPTUAL SITE PLAN**
 11/18/14 APPROVED BY BOARD OF COUNTY COMMISSIONERS
 CITY OF CHARLOTTE REZONING 2014-001(C)

RZ-2

14740 Lancaster Highway • Charlotte, North Carolina



ABOUT DOVER SQUARE

GeoSculpt is proud to be able to present this community oriented multifamily and office project to the market. Dover Square provides a product to the Ballantyne area, that is sorely under-represented. As most residents of Charlotte know, the Ballantyne area has seen exponential growth over the last decade and this is in large part due to the massive self-titled office complex less than 2 miles from the mixed-use project. However, due to the newness of the area and the large population, the availability of more intimately sized multifamily and office communities within the larger Ballantyne community is simply non-existent. Dover Square will provide much needed space for offices that will serve the people who call Ballantyne home.



LOCATION

Located in Charlotte's premier office submarket, Dover Square offers tenants a wide variety of retail, dining, lodging and entertainment options. Dover Square is located 2.3 miles from I-485, 6.2 miles from I-77 and approximately 20 minutes from Charlotte Douglas International Airport.

PARK FEATURES

- 2,500 - 10,000 SF Available
- Class A Office Space
- Ability for tenant to have input on design of space
- Building and monument signage opportunities available
- Available 2018
- \$25.00 Full Service Lease Rate



Ballantyne

Ballantyne suburb is home to some of Charlotte's highest end shopping, retail, hotels, golfing and more.



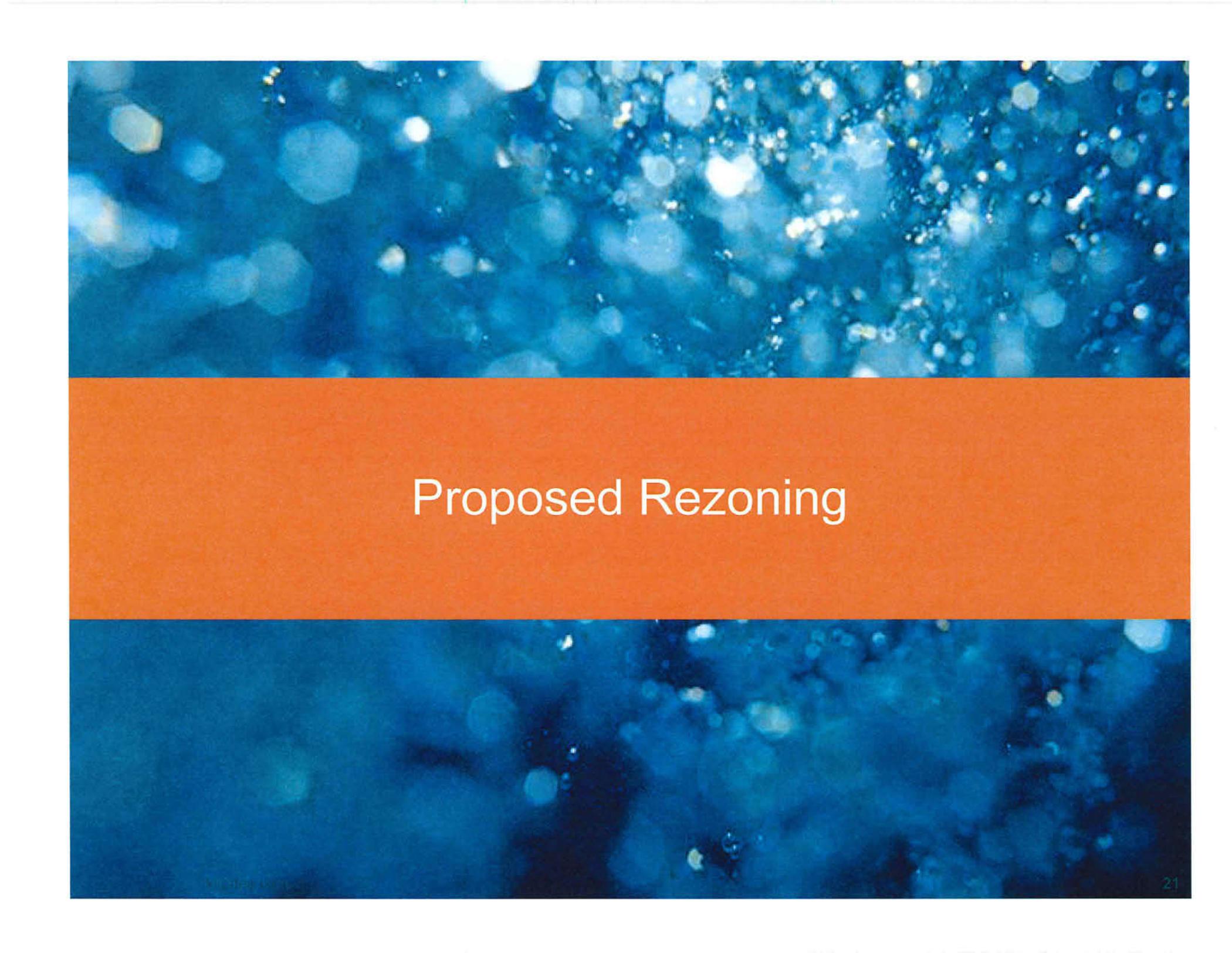
CHARLOTTE CODE

PART 5: NEIGHBORHOOD SERVICES DISTRICT

PART 5: NEIGHBORHOOD SERVICES DISTRICT

Section 11.501. Purpose.

The purpose of the Neighborhood Services District (NS) is to encourage and accommodate the development and continued existence of mixed use districts, which provide a focus for neighborhood retail and service activities. This district provides for a variety of neighborhood-oriented retail and service uses intermixed with high density residential uses. Residential uses on the upper floor of commercial structures are strongly encouraged. Emphasis in the district is placed upon creating a pedestrian scale urban environment with strong linkages to the neighborhood and access to transit.

The slide features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is centered across the slide, containing the title text.

Proposed Rezoning

2018-001(C): Northwood Ravin Development

Current Zoning R-3(Single Family Residential)

Requested Zoning UR-2(CD) (Urban Residential, Conditional)

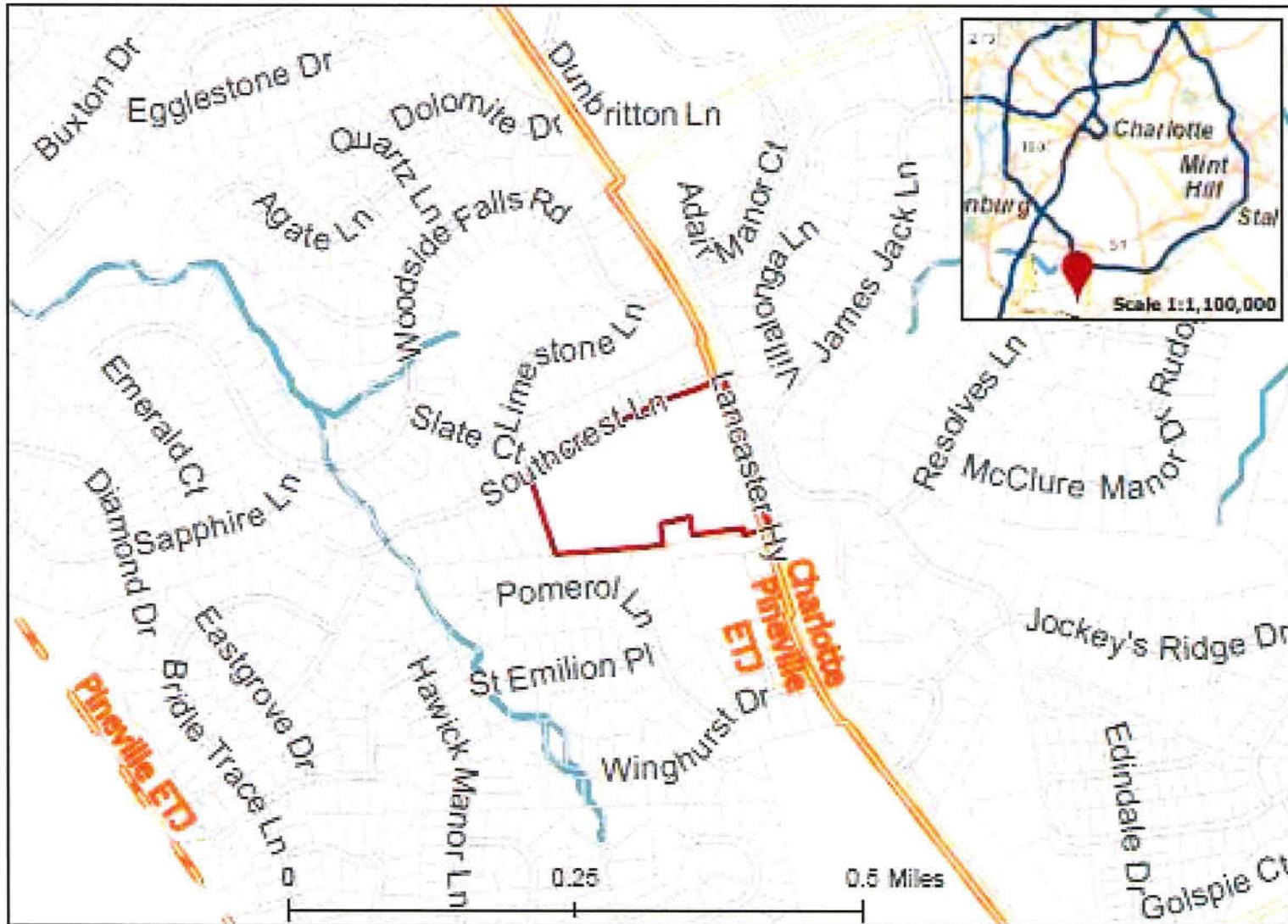
Approximately 12 acres

Location of Requested Rezoning

Rezoning



CHARLOTTE-MECKLENBURG COUNTY
CHARLOTTE-MECKLENBURG
PLAN



- 2018-001C
- Outside City
- Parcel
- Streams





CHARLOTTE.

Conventional vs. Conditional Rezoning

How to identify Conditional Rezoning:

| Conventional | Conditional |
|--------------|-------------------|
| O-1 | O-1(CD)* |
| TOD-M | TOD-MO** |
| | B-2(CD) SPA* |
| | NS, CC, RE-3, MX* |

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

Proposed Rezoning: UR-2(CD)

Section 9.403. Urban Residential Districts: uses permitted by right.

- (1) UR-1: Uses permitted by right within the UR-1 district are detached, duplex, attached dwellings and group homes for up to 6 residents.
 - (2) UR-2: Uses permitted by right within the UR-2 district are detached, duplex, triplex, quadraplex, attached, multi-family dwellings and group homes for up to 10 residents. Business or office uses are allowed but limited to those permitted in the B-1 Neighborhood Business District, except that no drive-in windows or automotive sales, service or repair are permitted. The maximum gross floor area of these business uses is 50 percent of the ground floor area of the building in which they are located and any single tenant or use shall be limited to a maximum of 3,000 square feet. There is no restriction as to where within the structures these uses may be located.
(Petition No. 2002-34, § 9.403(2), 4-15-02)
 - (3) UR-3: Uses permitted by right within the UR-3 district are detached, duplex, triplex, quadraplex, attached, multi-family dwellings and group homes for up to 10 residents. Business or office uses limited to those permitted in B-1 neighborhood business districts are also allowed, except that no drive-in windows or automotive sales, service or repair is permitted. Any such commercial uses will be limited in floor area to two times the size of the building footprint, but there are no requirements as to where within the structure the uses may be located. Business or office uses are not permitted as free-standing uses but may be combined with residential uses in the same structure.
-



Initial Site Plan

| SITE LEGEND | |
|----------------------|-----------|
| OWNER | 101 |
| DATE | 2/28/2014 |
| PROJECT NAME | 101 |
| PROJECT NO. | 101-001 |
| PROJECT ADDR. | 101-001 |
| PROJECT CITY | 101-001 |
| PROJECT STATE | 101-001 |
| PROJECT ZIP | 101-001 |
| PROJECT COUNTY | 101-001 |
| PROJECT DISTRICT | 101-001 |
| PROJECT PHASE | 101-001 |
| PROJECT SHEET | 101-001 |
| PROJECT TOTAL SHEETS | 101-001 |
| PROJECT SCALE | 101-001 |
| PROJECT DRAWN BY | 101-001 |
| PROJECT CHECKED BY | 101-001 |
| PROJECT APPROVED BY | 101-001 |
| PROJECT DATE | 101-001 |





Revised Site Plan

**110 Units = 9 DUA
Reduced from 145**

**Limited to one access point
On Southcrest Lane**

| SITE DEVELOPMENT DATA | |
|-----------------------|---|
| ADDRESS | 412 |
| TAX PARCELS | 22788 AND 228143 |
| EXISTING ZONING | R-2 |
| PROPOSED ZONING | UP-200 |
| EXISTING USE | LANDSCAPED RESIDENTIAL |
| PROPOSED USE | UP TO 110 MULTI-FAMILY ATTACHED TOWNHOMES |
| MAX BUILDING HEIGHT | 35 FEET FAMILY ATTACHED TOWNHOME LINE FIFTY PERCENT WITH THE EXCEPTION OF IN SOUTHWEST LANE, MAXIMUM MAXIMUM OF 40 FEET |
| LAND UTILIZATION | |
| USE | QUANTITY |
| 10 | 30 |
| 15 | 20 |
| 20 | 25 |
| 25 | 25 |
| TOTAL | 100 DU |



Added Lancaster Hwy Entrance

Increased Visitor Parking

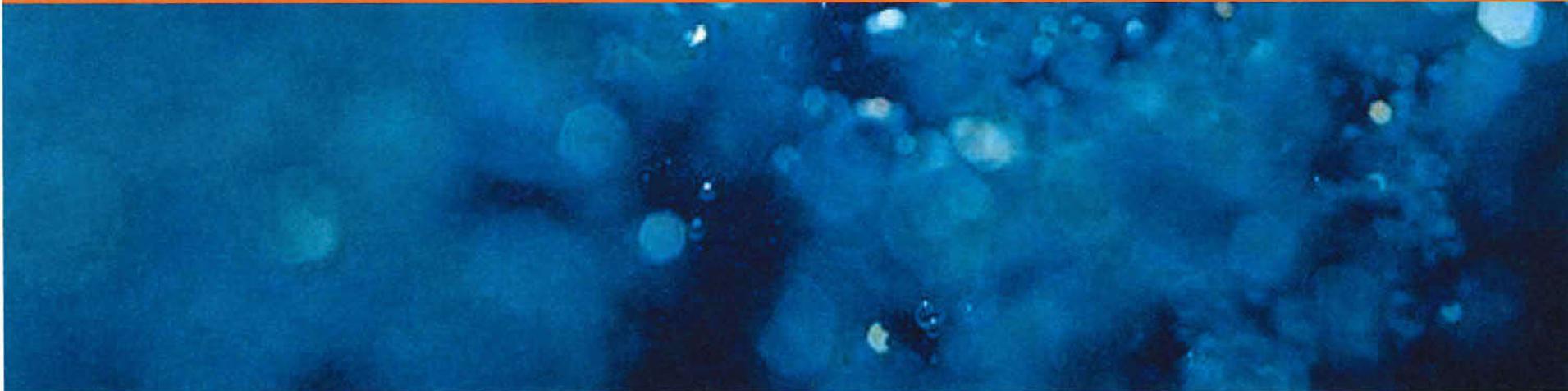
Added Perimeter Buffer

Enhanced Amenity Area





Northwood Ravin

The image features a central orange horizontal band with the text "Northwood Ravin" in white. The top and bottom sections of the image are filled with a blue bokeh effect, consisting of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, abstract background.



NORTHWOOD RAVIN

Company Overview & Townhome Project Examples



Northwood Ravin Portfolio

44 Projects totaling:

13,500 apartments*

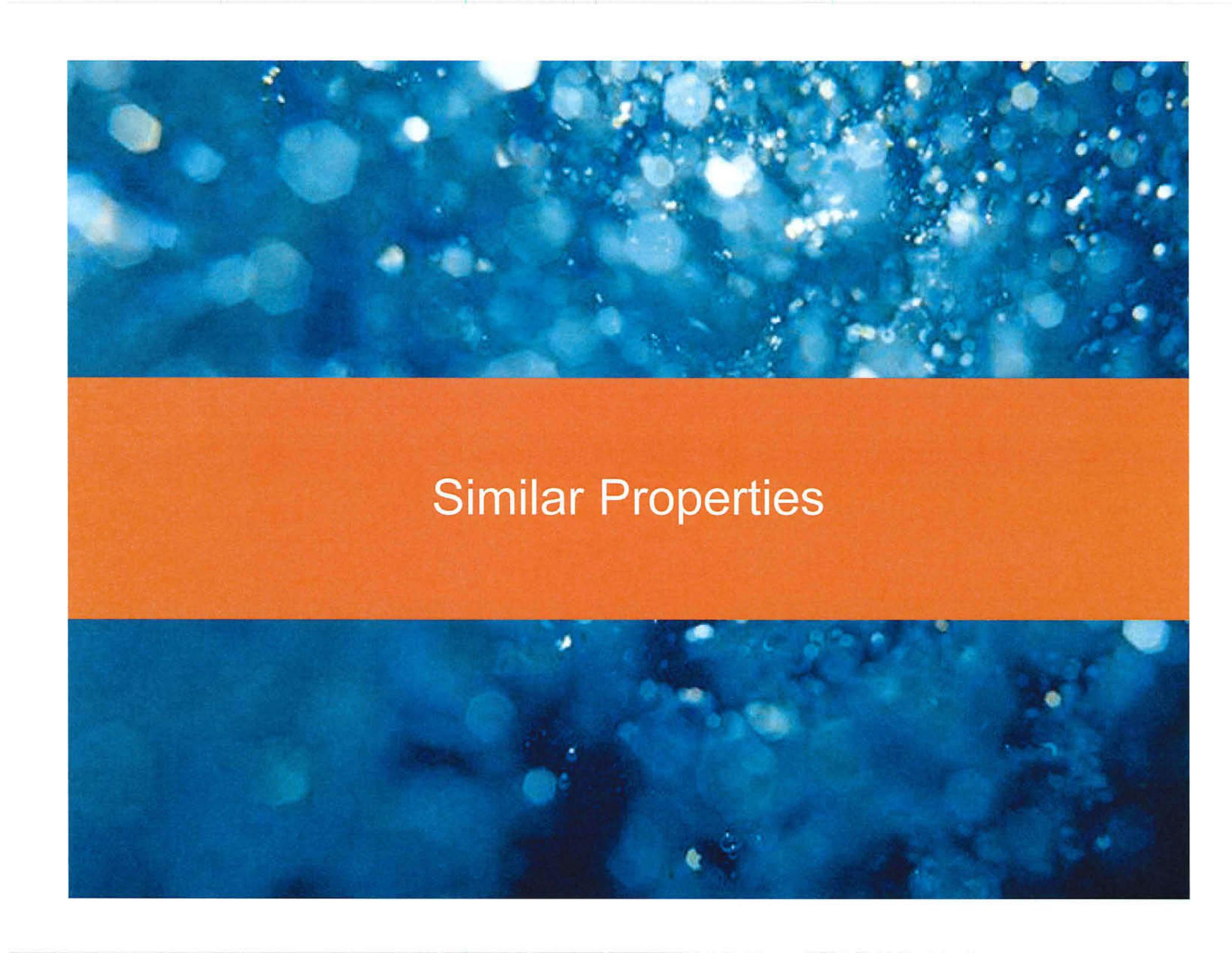
450,000 SF of retail

600,000 SF of office

**Almost 20,000 residents*



www.NWRLiving.com | [#ThisIsNWRLiving](https://twitter.com/ThisIsNWRLiving) | [@NorthwoodRavin](https://www.instagram.com/NorthwoodRavin)



Similar Properties



Chapel Watch Village Chapel Hill, NC



<https://www.chapelwatchvillage.com/>



Rosemary
2 Beds | 2.5 Baths | 1,300 sq ft

[Check Availability](#)

[Compare](#)



Rosemary w/ Basement
2 Beds | 3.5 Baths | 1,680 sq ft

[Check Availability](#)

[Compare](#)



Columbia
2 Beds | 2.5 Baths | 1,330 sq ft

[Check Availability](#)

[Compare](#)



Columbia w/ Basement
2 Beds | 3.5 Baths | 1,860 sq ft

[Check Availability](#)

[Compare](#)



Fordham
3 Beds | 2.5 Baths | 1,610 sq ft

[Check Availability](#)

[Compare](#)



Fordham w/ Basement
3 Beds | 3.5 Baths | 2,220 sq ft

[Check Availability](#)

[Compare](#)

The Townhomes at Chapel Watch Village

CoStar Verified®

100 Ginko Trl, Chapel Hill, NC 27516 – **Chapel Hill North**

2 Bedrooms \$1,600 – 2,355 3 Bedrooms \$2,130 – 2,875

Home / North Carolina / Chapel Hill / The Townhomes at Chapel Watch Village



31 Images

844-204-5

First Name * Last Name *
 Email Address * Phone *

07/01/2018

Message

Email me listings and apartment related offers

Contact Property

View Property

| All | 2 Bedrooms | 3 Bedrooms | | | | |
|-------|--------------|-----------------|-------------|----------------------|---------------|----------------------------|
| 2 BRs | 2½ Bathrooms | \$1,600 - 1,700 | 1,300 Sq Ft | Rosemary | Not Available | View Model |
| 2 BRs | 2½ Bathrooms | \$1,700 - 1,800 | 1,330 Sq Ft | Columbia | Not Available | View Model |
| 2 BRs | 3¼ Bathrooms | \$2,105 - 2,155 | 1,680 Sq Ft | Rosemary w/ Basement | Not Available | View Model |
| 2 BRs | 3¼ Bathrooms | \$2,305 - 2,355 | 1,860 Sq Ft | Columbia w/ Basement | Not Available | View Model |
| 3 BRs | 2½ Bathrooms | \$2,130 - 2,230 | 1,610 Sq Ft | Fordham | Not Available | View Model |
| 3 BRs | 2½ Bathrooms | \$2,230 | 1,680 Sq Ft | Cameron | Not Available | View Model |
| 3 BRs | 3¼ Bathrooms | \$2,825 - 2,875 | 2,220 Sq Ft | Fordham w/ Basement | Not Available | View Model |

[View Less](#)

Prices and availability subject to change without notice.

Expenses



The Village at Commonwealth Charlotte, NC



NOW OPEN! CALL TODAY TO SCHEDULE A TOUR! 704.332.1900



APPLY NOW

QUALITY CRAFTED WITH YOU IN MIND
ONE COMMUNITY / THREE DISTINCT STYLES



**HISTORIC STYLE
WALK-UPS**

1 or 2 bedroom walk ups are garden style homes in two story boutique buildings of 4-16 units. Enjoy easy exterior entries with front porches and back Juliette balconies.

LEARN MORE



**MODERN
ROWHOUSES**

Traditional townhomes get a modern makeover in our rowhouses - each 2 or 3 bedroom home has 2 stories with at least 2.5 baths, plenty of storage, private back porches & private 1 or 2 car garages.

LEARN MORE



**URBAN
FLATS**

Our Flats offer modern style and efficiency without sacrificing space. These generously sized studio, 1, 2, and 3 bedroom flat-style apartment homes offer luxuriously modern design.

LEARN MORE



Boutique style corner locations provide the added privacy you desire.



MODERN ROWHOUSES

Traditional townhomes get a modern makeover in our row houses! Each 2 or 3 bedroom home has living space on two stories with at least 2.5 baths. Additional storage is provided with built-in shelving or desks. Bedrooms are graciously sized with ample closet space.

Private back porches offer the solitude you seek. Conveniently included with each row house is a private 1 or 2 car garage.



1S

Studio | 1 Bath | 607 sq ft
\$1,198 - \$2,448*

(2) Available

[Compare](#)



1M

1 Bed | 1 Bath | 732 sq ft
\$1,291 - \$1,871*

(1) Available

[Compare](#)



1L

1 Bed | 1 Bath | 702 sq ft
\$1,371 - \$2,119*

(2) Available

[Compare](#)



2Ma

2 Beds | 2 Baths | 1,039 sq ft
\$1,802 - \$3,916*

(1) Available

[Compare](#)



2MCb

2 Beds | 2 Baths | 1,152 sq ft
\$1,842 - \$4,143*

(2) Available

[Compare](#)



2M

2 Beds | 2 Baths | 1,152 sq ft
\$1,847 - \$4,009*

(1) Available

[Compare](#)

2 Bedrooms, 2 Bathrooms - 2M THS

\$2,297 | 1,513 Sq Ft

17 of 19

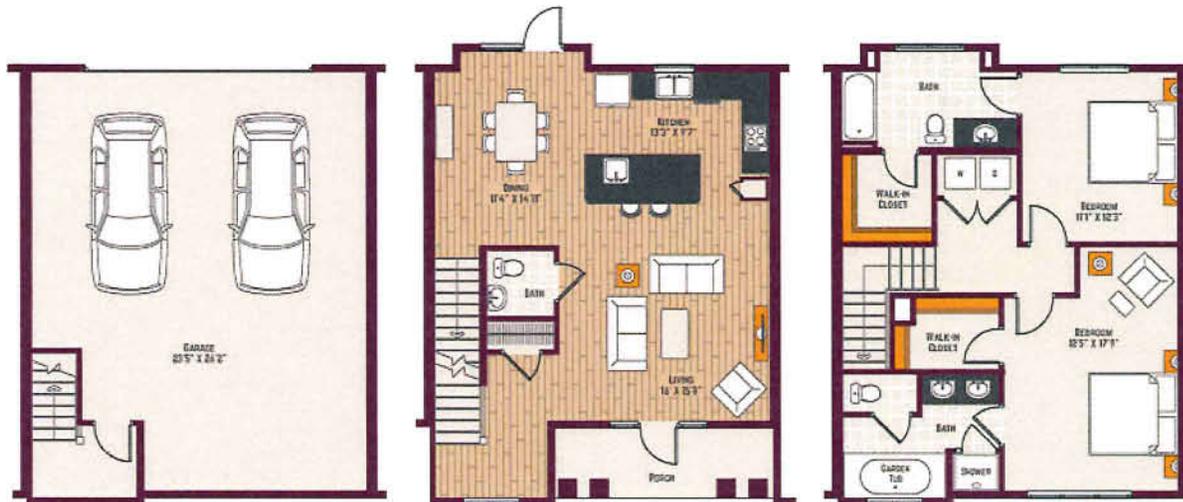
844-897-7867

Contact Pro

Not Available
\$300 Deposit

Features

High Speed Internet Acc





Bradford
Cary, NC





Chapel Hill North Chapel Hill, NC



3 Bedrooms, 2½ Bathrooms - TH2
\$2,046 - 2,136 | 1,643 - 1,645 Sq Ft



12 c



844-415-009

Contact

Not Available
\$200 Deposit

Features
High Speed Interr





TIMELINE

BEST SCENARIO TIMELINE

OFFICIAL COMMUNITY MEETING:

Held by August 10th

PUBLIC HEARING:

September 17th

County Commission DECISION:

October 15th



PLANNING

Search...

2001-2005 PETITIONS ▾ 2006-2010 PETITIONS ▾ 2011-2015 PETITIONS ▾ 2016-TO CURRENT ▾

City of Charlotte > Planning > Rezoning > Rezoning Petitions > 2016-to Current > 2018 Petitions > 2018-001(c)

Print Share

Rezoning Petition 2018-001(c)

Petitioner: Northwood Ravin Development

Current Zoning: R-3

Proposed Zoning: UR-2(CD)

Location: 12 acres located on the west side of Lancaster Hwy., south of Southcrest Ln.

Public Hearing Date: TBD

[City Council Meeting Agendas \(City Clerk's Website\)](#)

[City Council - Rezoning Meeting Videos](#)

[Zoning Committee Agenda](#)

[2018 Rezoning Schedule](#)

The background of the slide is a dark blue field filled with numerous out-of-focus light spots, creating a bokeh effect. A solid, horizontal orange band runs across the middle of the slide, serving as a background for the title text.

Discussion





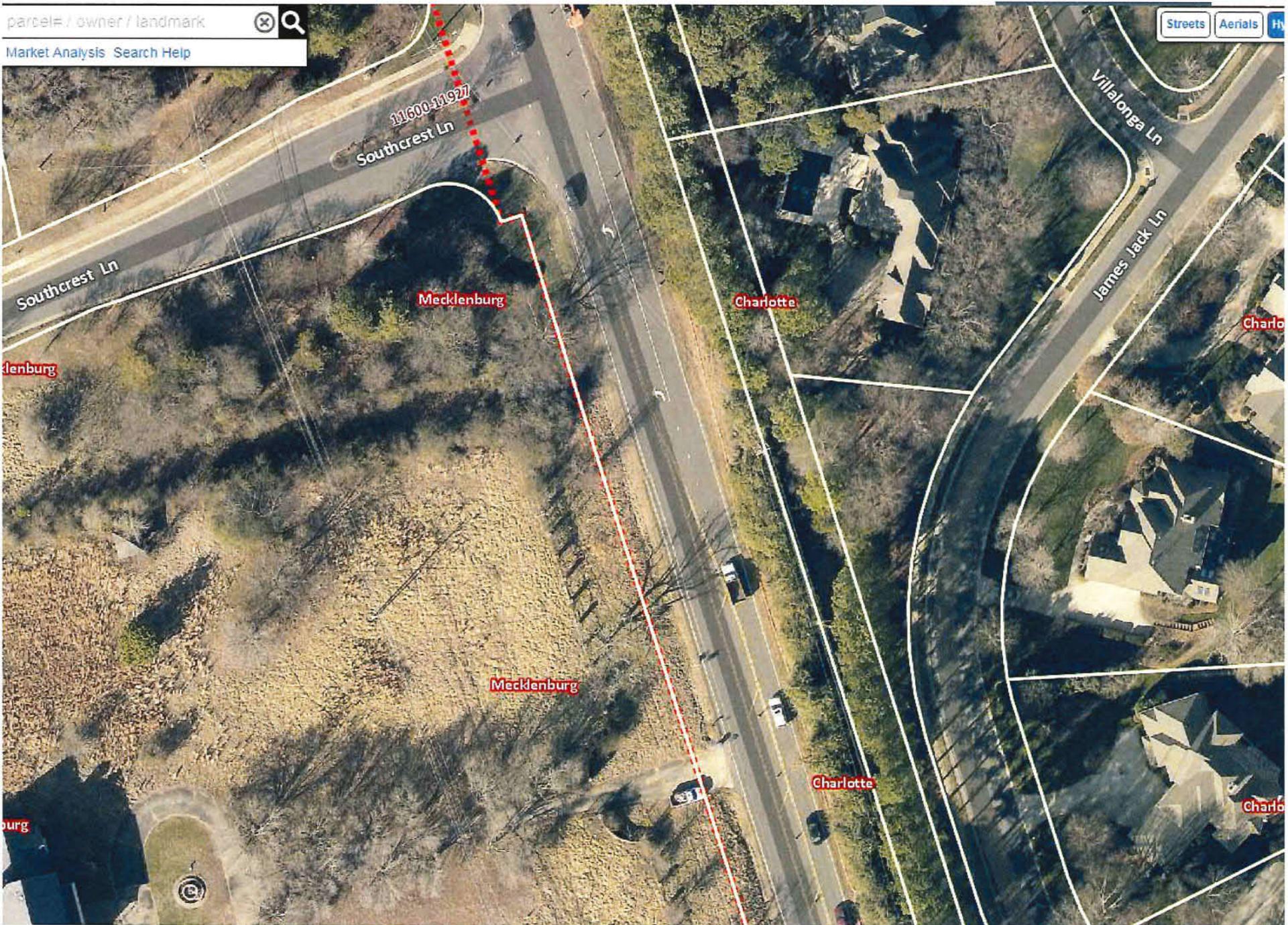
Southerness Ln

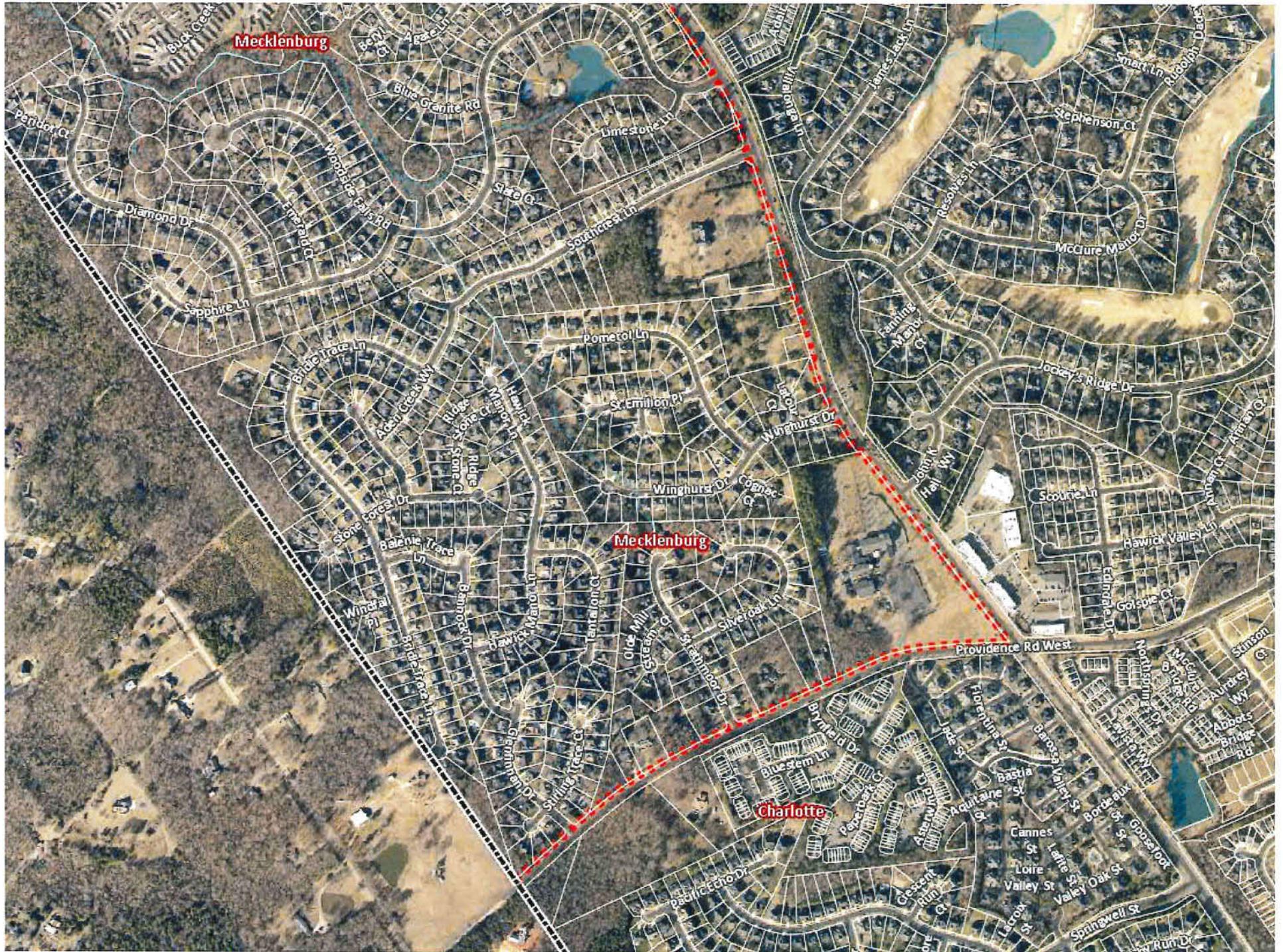
7

ter Hwy
Carolina
c.
ew - Apr 2017



Google





K&L GATES