

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	HOLDEN	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 DJR			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	BISSELL	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	BRITTAİN	KEITH T	LAURA J	BRITTAİN	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	KENNARINE	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	BASLIOUS	JACQUELINE S	JIMMY	BASLIOUS	11628 SOUTHCREST LN		PINEVILLE	NC	28134
2018-001C	22345389	BRIDLESTONE PROPERTY OWNERS ASSOCIATION			C/O BIRDEYE REALTY	1125 E MOREHEAD ST		CHARLOTTE	NC	28204

2018-001C	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
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

6:00 PM

material regarding this petition.

[illegible]

Exhibit D

The logo consists of an orange square with the text "K&L GATES" in white, sans-serif, uppercase letters.

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

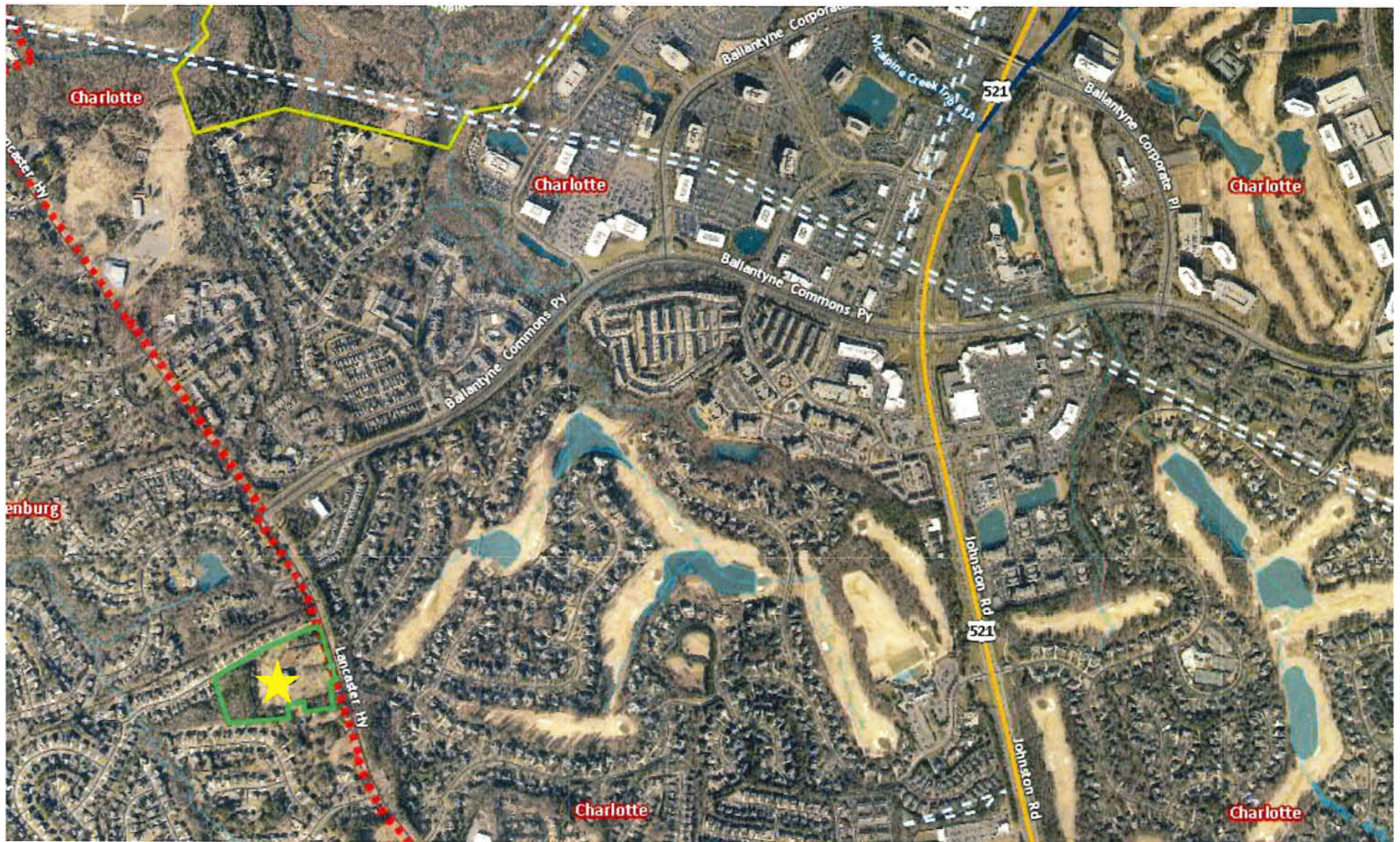
JDAVIS >

K&L | GATES

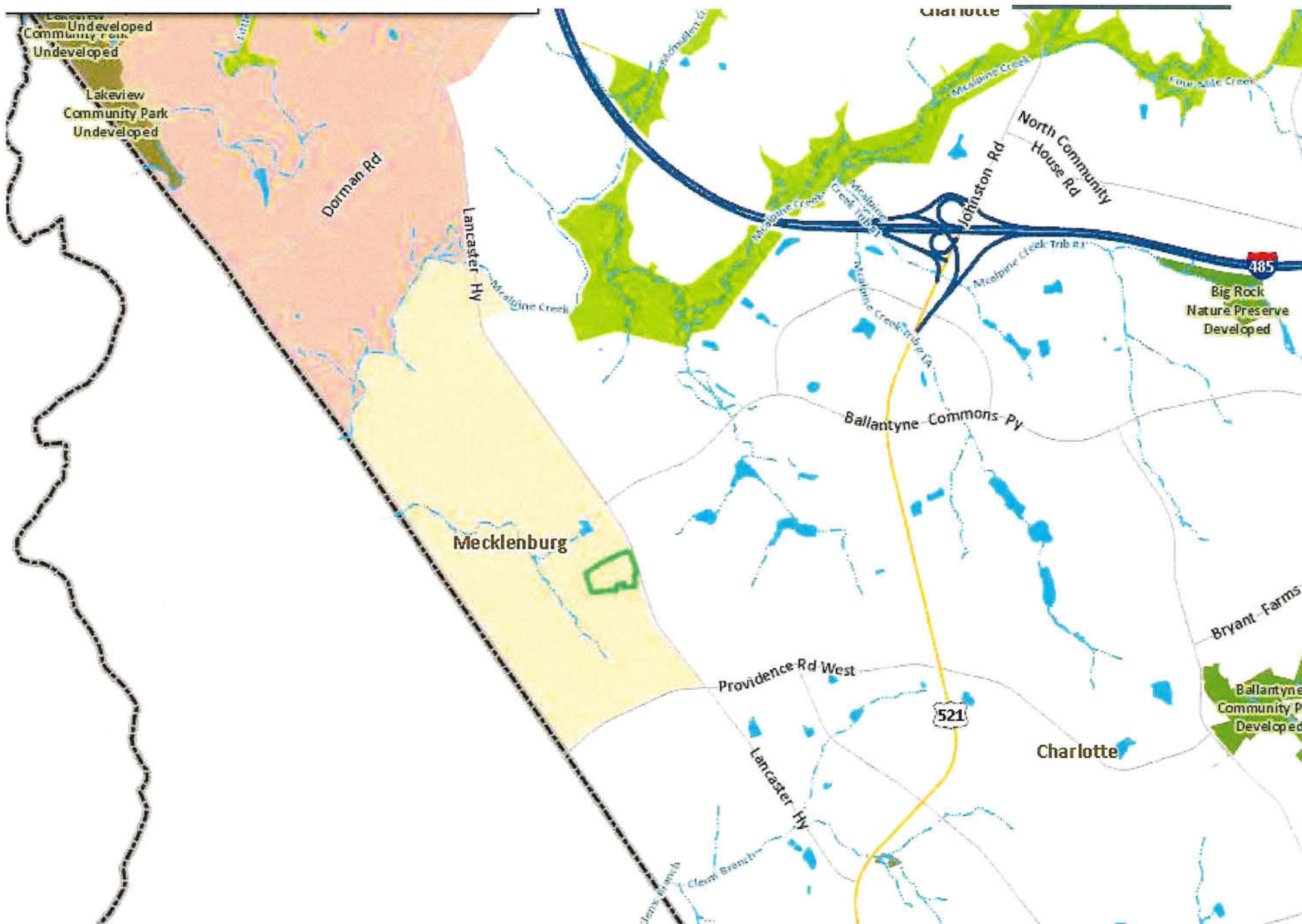
Collin Brown & Brittany Lins

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Property Location











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Development Considerations

DEVELOPMENT CONSIDERATIONS

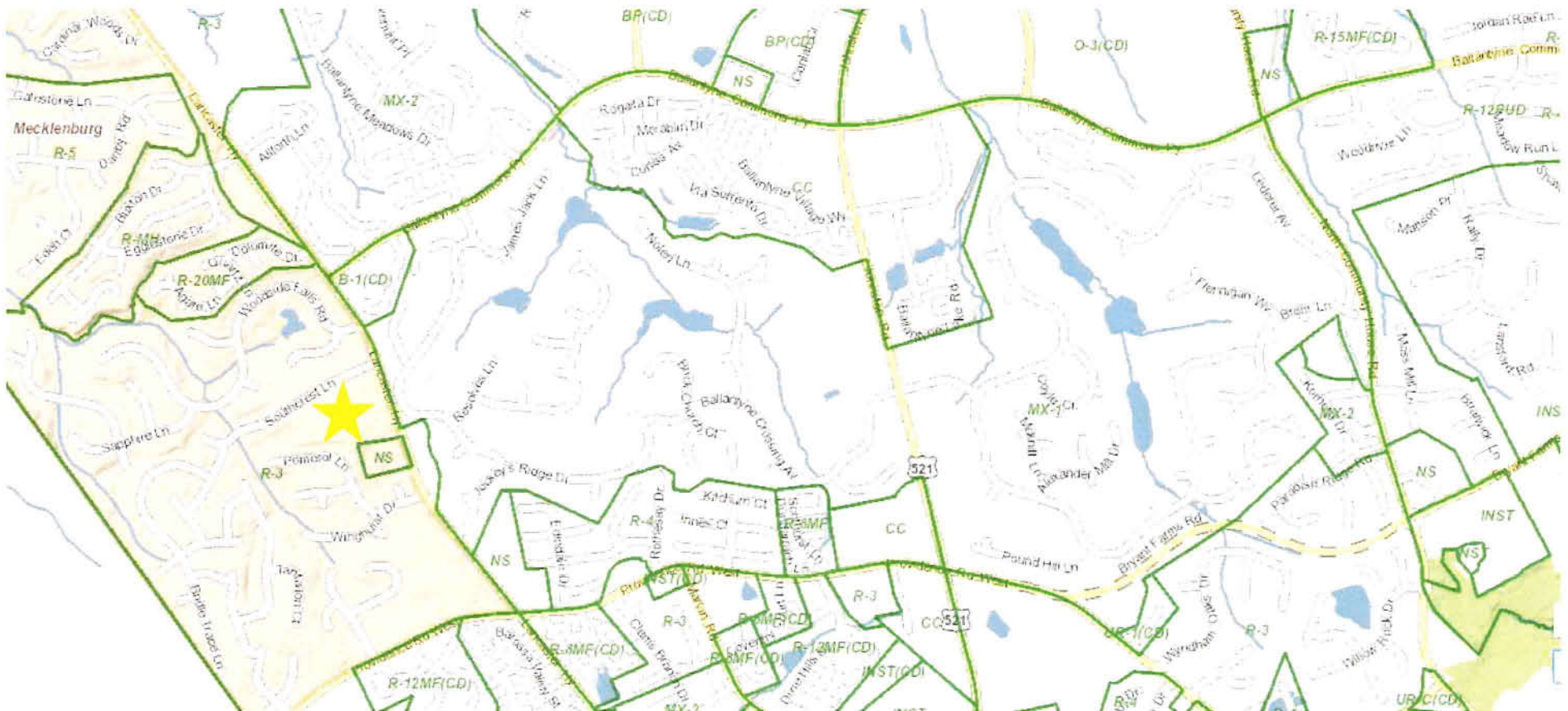
- Property Owner Requirements
- Existing Zoning
- Natural / Environmental Constraints
- Access / Transportation Requirements
- Adjacent Owner Concerns
- Ordinance / Policy Requirement (non-zoning)
- Adopted Area Plans
- City Priorities
- Adjacent Uses
- Community Concerns
- Market Realities



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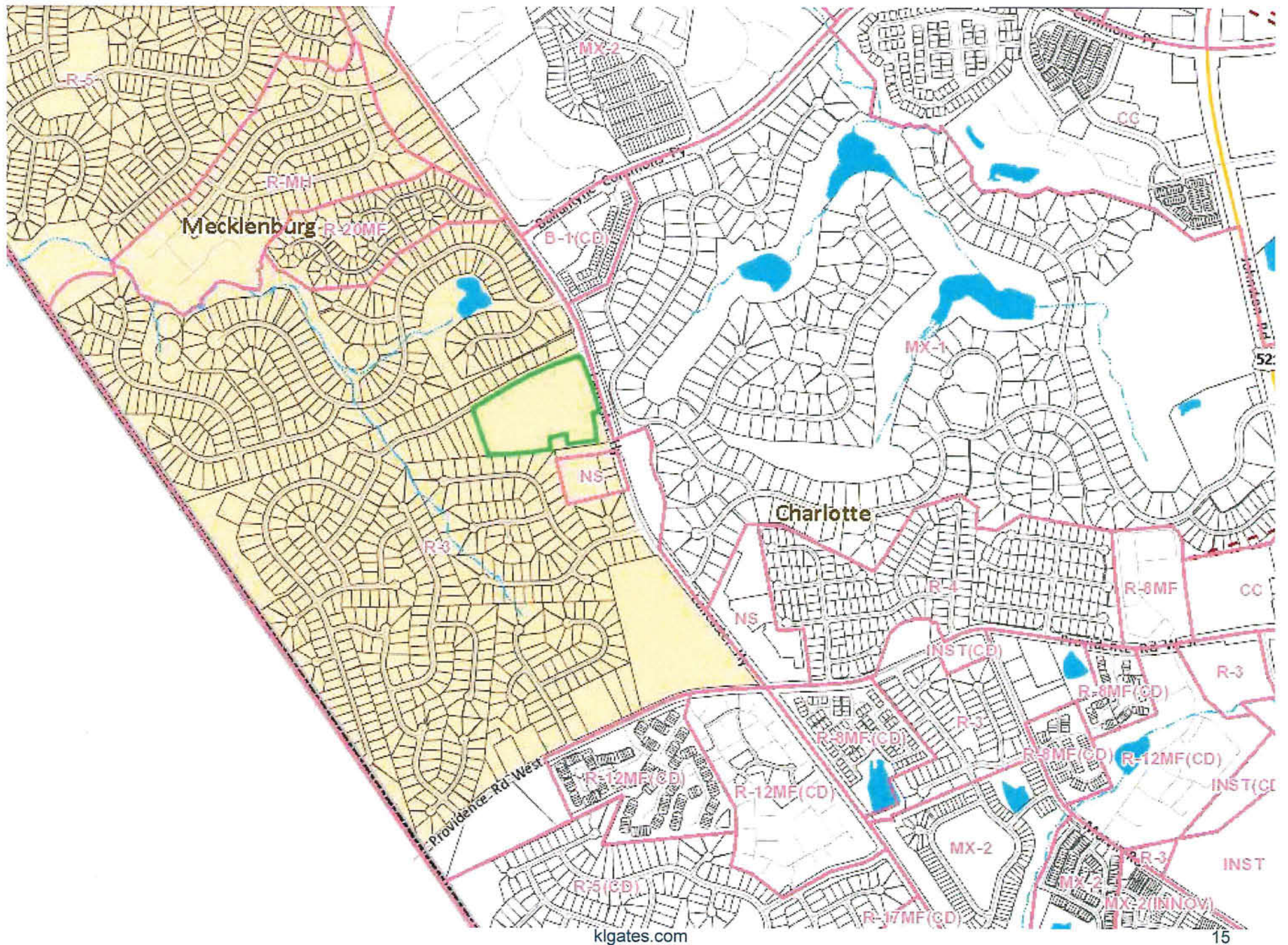
Current Zoning

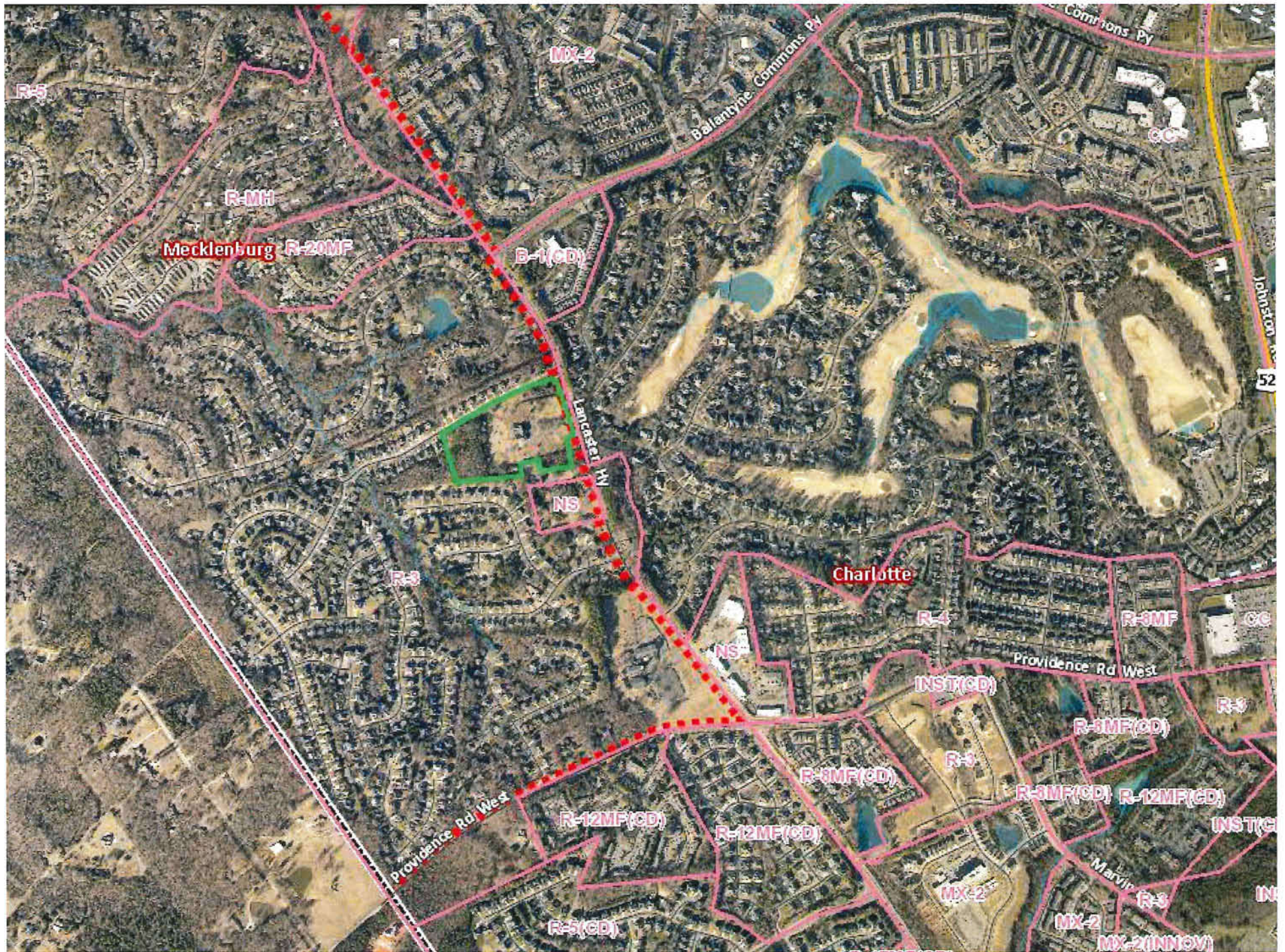
Current Zoning R-3



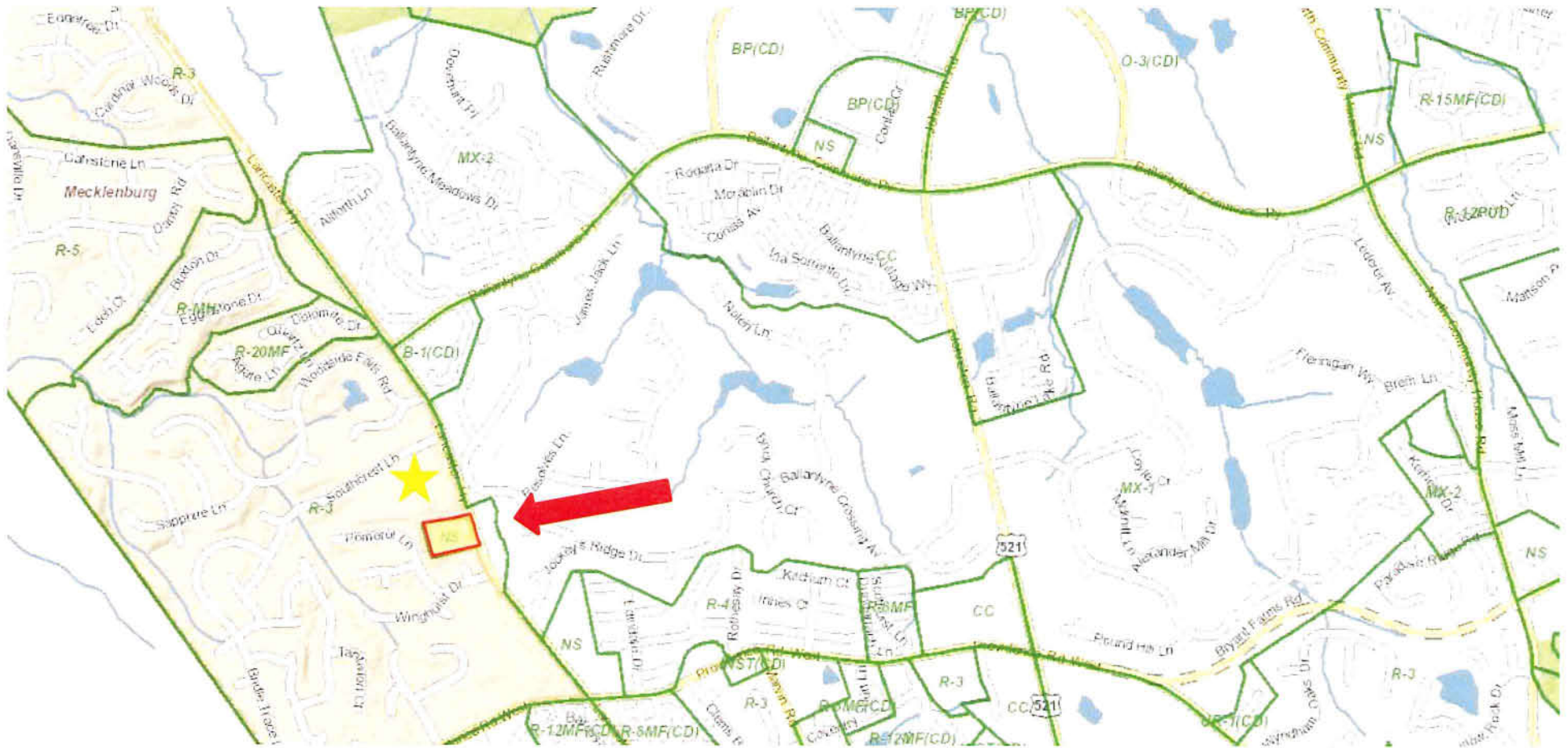
The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a background for the title text.

Neighboring Zoning





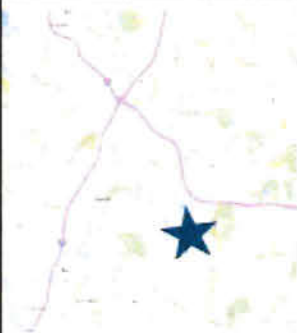
Neighboring parcel zoning is NS



Rezoning Petition 2014-001(c) Approved Site Plan



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.

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Proposed Rezoning

2018-001(C): Northwood Ravin Development

Current Zoning R-3(Single Family Residential)

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

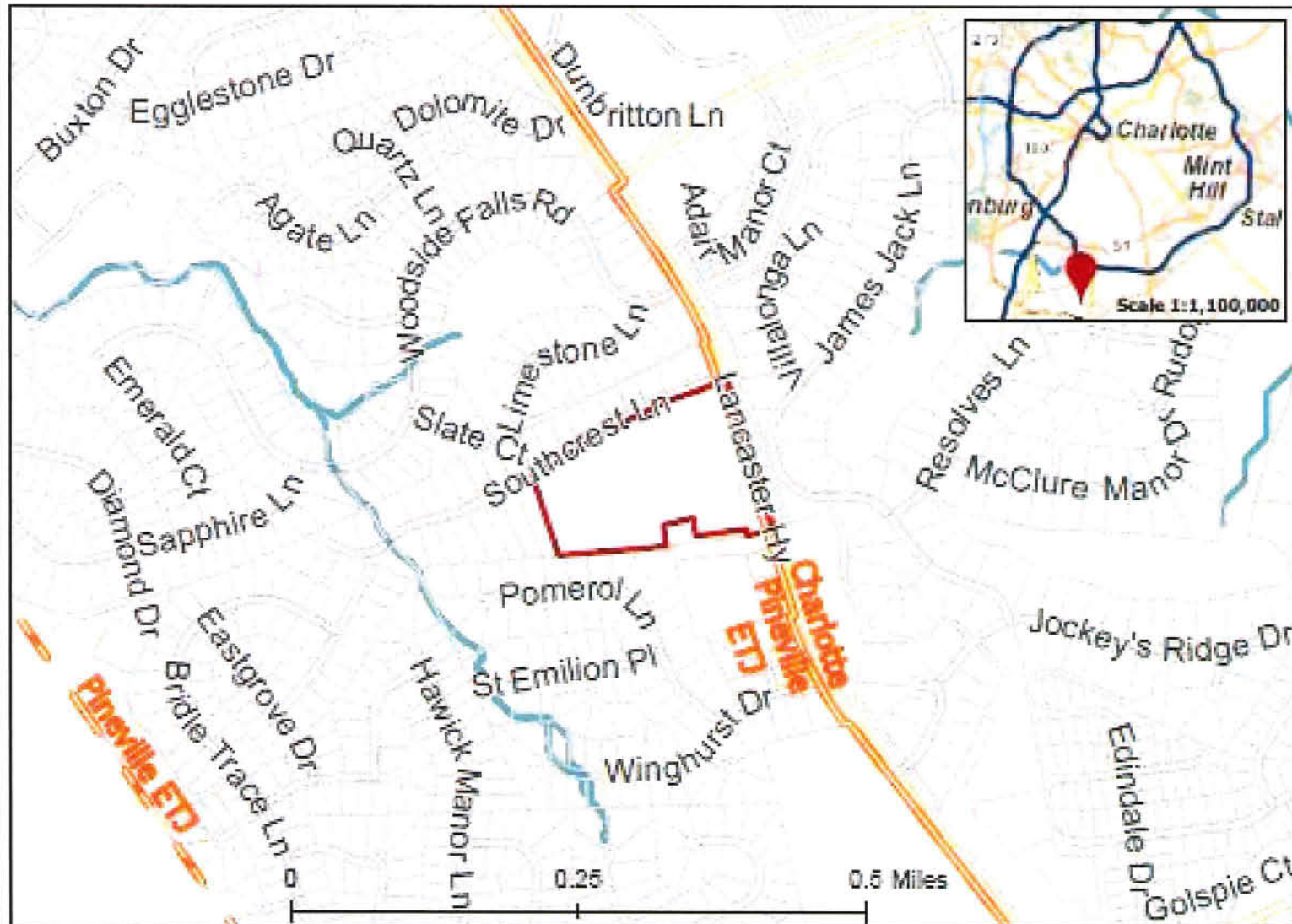
Approximately 12 acres

Location of Requested Rezoning

Rezoning



CHARLOTTE-MECKLENBURG
PLANNING DEPARTMENT



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





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.

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Initial Site Plan

145 Units
12 DUA

Site Development Data:

Acreage: +12 acres
 Tax Parcels: 22345184 and 22345183
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Uses: Large Lot Residential
 Proposed Uses: Up to 145 Single Family Attached (Townhome) Units
 Max. Building Height: Fifty (50) feet

J DAVIS 



NORTHWOOD RAVIN DEVELOPMENT
14324 Lancaster Highway
Mecklenburg County, North Carolina

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

[illegible]

LS1.1

SITE DEVELOPMENT DATA	
OWNER	XXX
DESIGNER	2018/04/04
PROJECT NAME	XXX
PROJECT ADDRESS	XXX
PROJECT CITY	XXX
PROJECT STATE	XXX
PROJECT ZIP	XXX
PROJECT PHONE	XXX
PROJECT FAX	XXX
PROJECT EMAIL	XXX
PROJECT WEBSITE	XXX
NOTES	
1. SEE SHEET 1	2. SEE SHEET 2
3. SEE SHEET 3	4. SEE SHEET 4
5. SEE SHEET 5	6. SEE SHEET 6
7. SEE SHEET 7	8. SEE SHEET 8
9. SEE SHEET 9	10. SEE SHEET 10
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93. SEE SHEET 93	94. SEE SHEET 94
95. SEE SHEET 95	96. SEE SHEET 96
97. SEE SHEET 97	98. SEE SHEET 98
99. SEE SHEET 99	100. SEE SHEET 100



The background of the slide is composed of two blue bokeh-patterned sections at the top and bottom, separated by a solid orange horizontal band in the center.

Revised Site Plan

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

SITE DEVELOPMENT DATA:

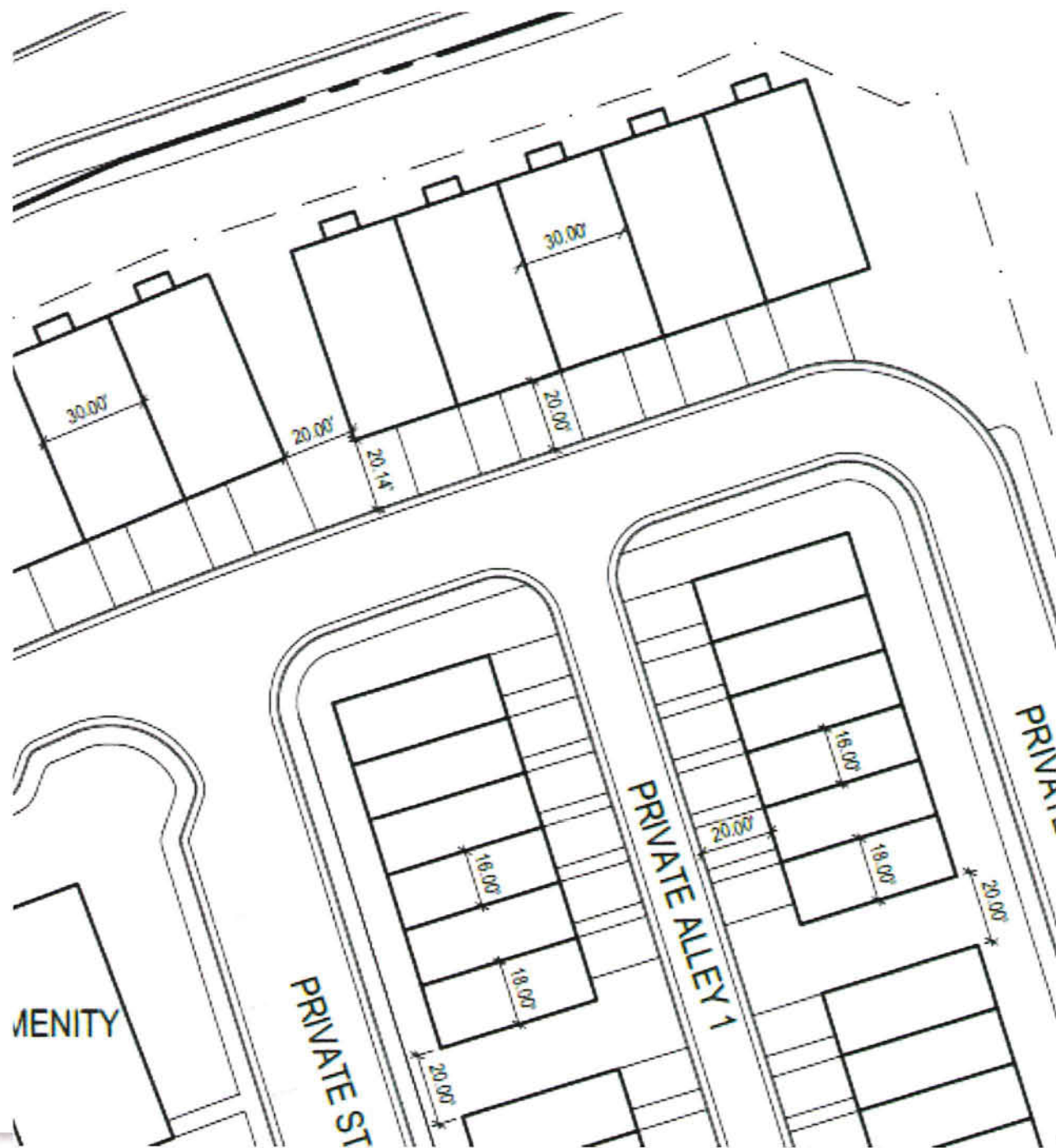
ADDRESS:	412
TRAIL NUMBER:	220TH AND 22ND STS
EASTING ZONING:	R-2
PLANNING ZONING:	GP (2020)
EASTING USE:	LARGE LOT RESIDENTIAL
MAX BUILDING HEIGHT:	FOR THE TRAIL, FAMILY ATTACHED (TWO-STORY) SINGLE FAMILY ATTACHED TO COMMON LOT FIFTY FEET, WITH THE EIGHTY-FOOT OR SOUTHERLY LANE, WHICH IS MAXIMUM OF

LAND UTILIZATION

USE METHOD	QUANTITY
10'	34
10'	34
20'	20
30'	20

TOTAL: 108,000

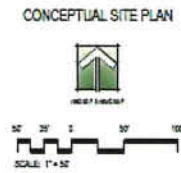
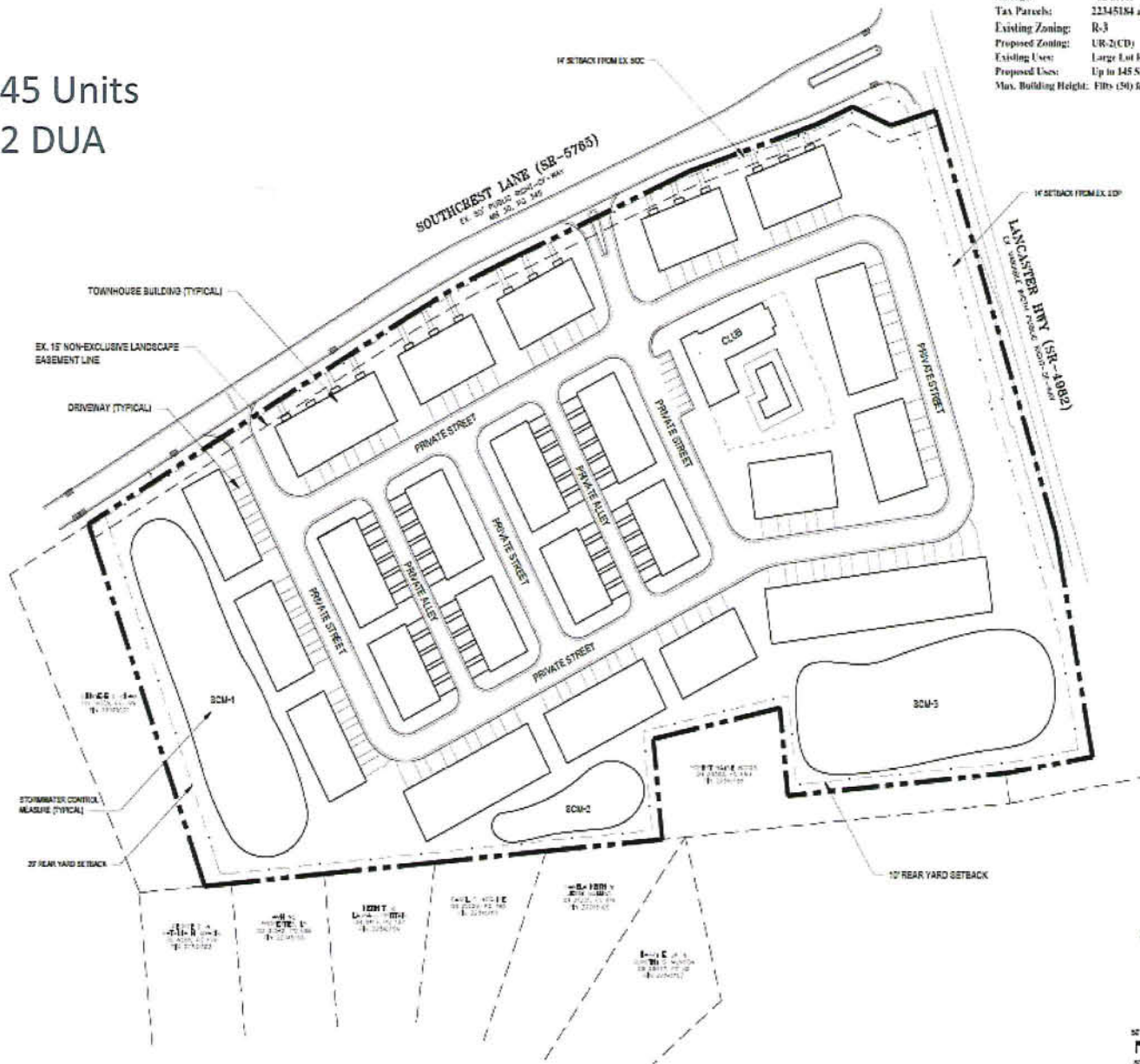




145 Units
12 DUA

Site Development Data:

Acreage: +42 acres
 Tax Parcels: 22345184 and 22345183
 Existing Zoning: R-3
 Proposed Zoning: UR-2(CD)
 Existing Uses: Large Lot Residential
 Proposed Uses: Up to 145 Single Family Attached (Townhome) Units
 Max. Building Height: Fifty (50) feet



NORTHWOOD RAVIN DEVELOPMENT
 14324 Lancaster Highway
 Mecklenburg County, North Carolina

PRELIMINARY

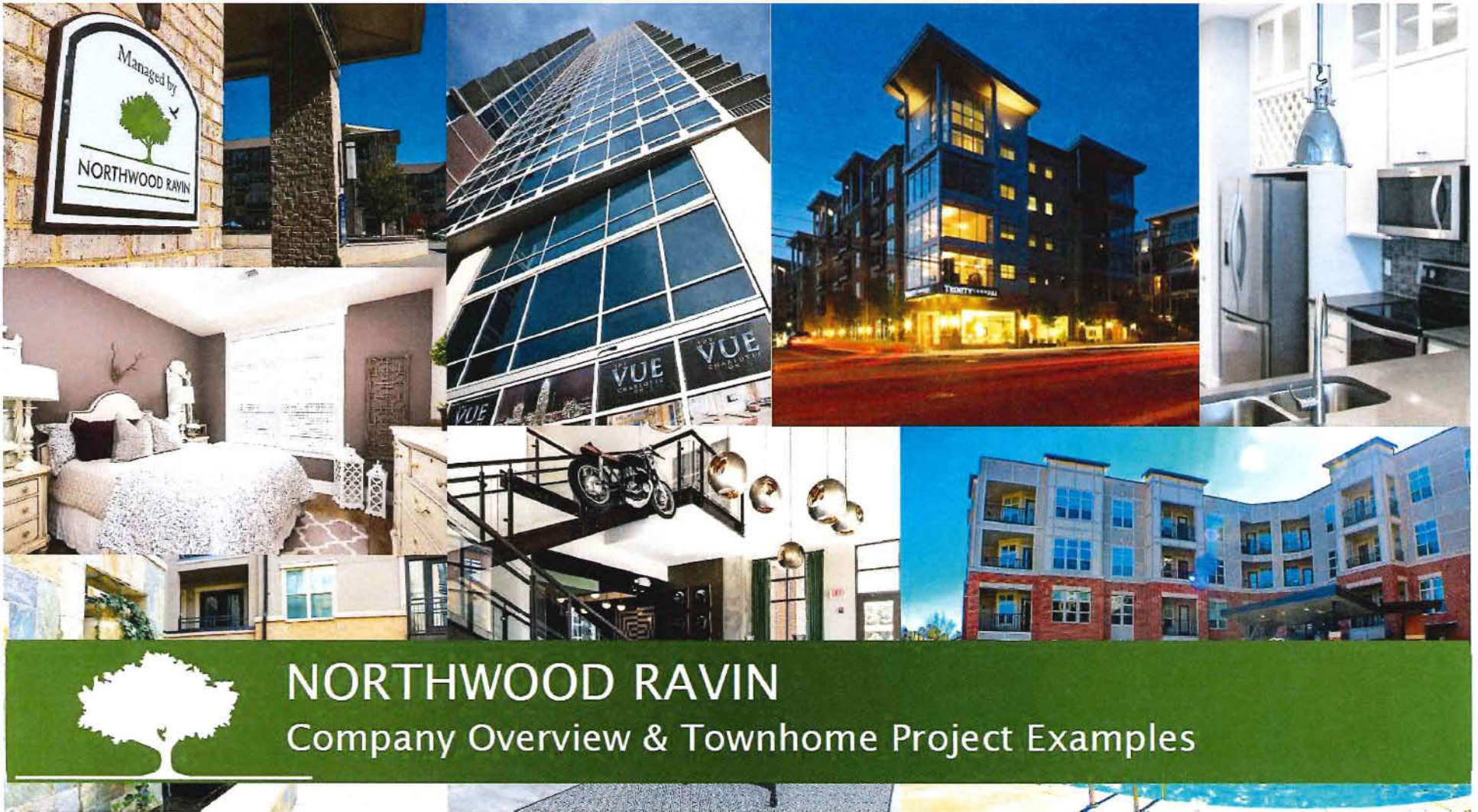
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

DATE	REVISION
01/11/2011	1.00
01/11/2011	1.01
01/11/2011	1.02
01/11/2011	1.03
01/11/2011	1.04
01/11/2011	1.05
01/11/2011	1.06
01/11/2011	1.07
01/11/2011	1.08
01/11/2011	1.09
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01/11/2011	1.16
01/11/2011	1.17
01/11/2011	1.18
01/11/2011	1.19
01/11/2011	1.20

LS1.1

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the title text.

Northwood Ravin



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)

The image features a background of blue bokeh light effects. A solid orange horizontal band runs across the middle of the frame. The text "Similar Properties" is centered within this orange band in a white, sans-serif font.

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 releases

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

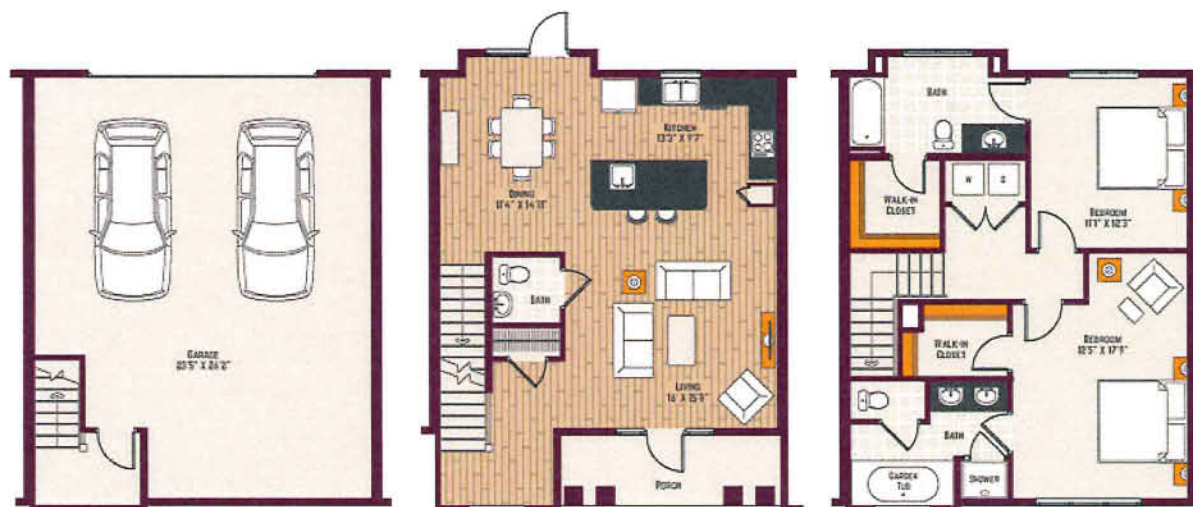
844-897-7867

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



3BR, 2.5BA - 1645 SF Townh...



TH2



The background of the slide is a deep blue with a bokeh effect, featuring out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title.

TIMELINE

BEST SCENARIO TIMELINE

OFFICIAL COMMUNITY MEETING:

Held by August 10th

PUBLIC HEARING:

September 17th

County Commission DECISION:

October 15th



PLANNING

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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](#)

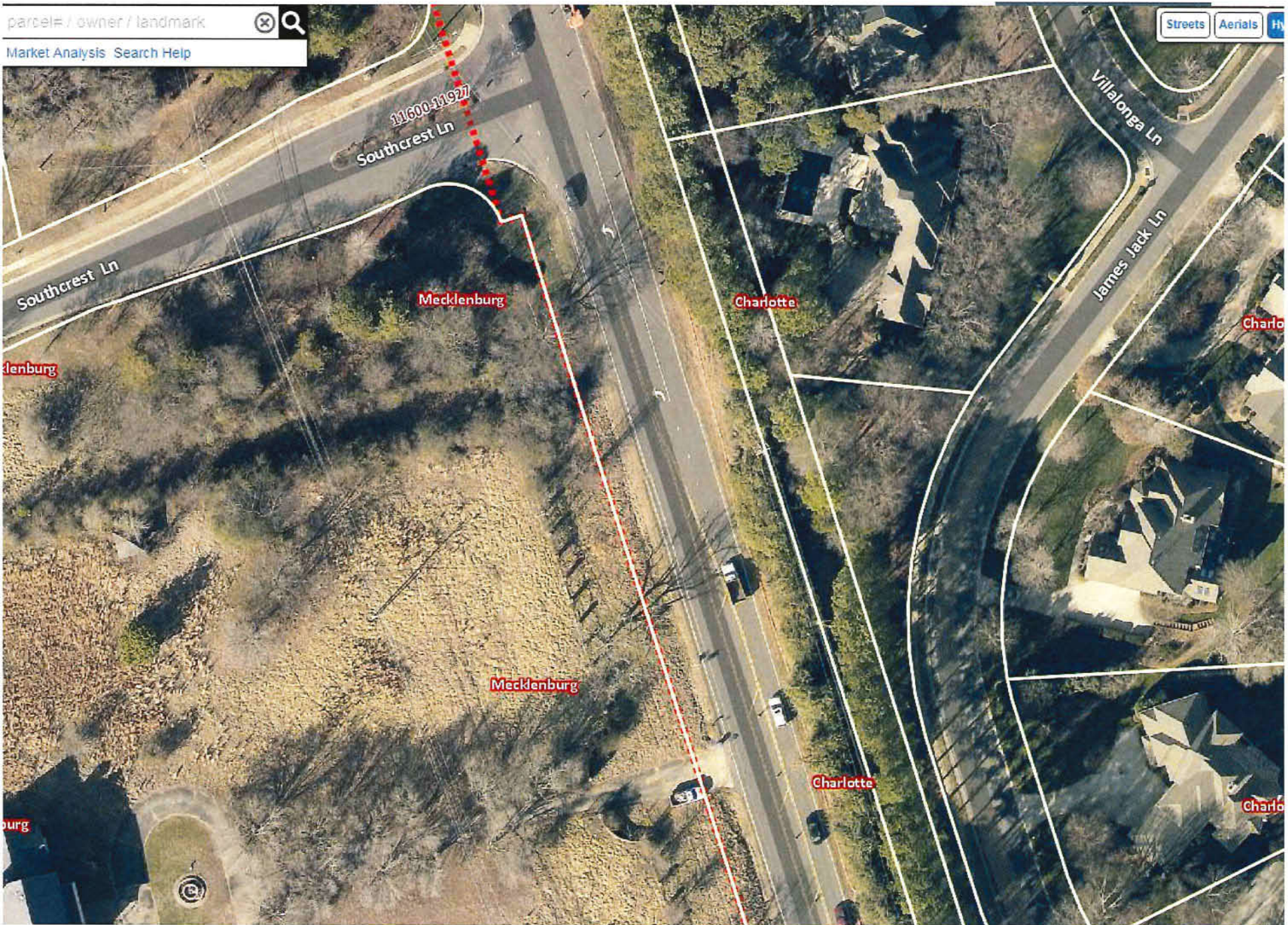
The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title.

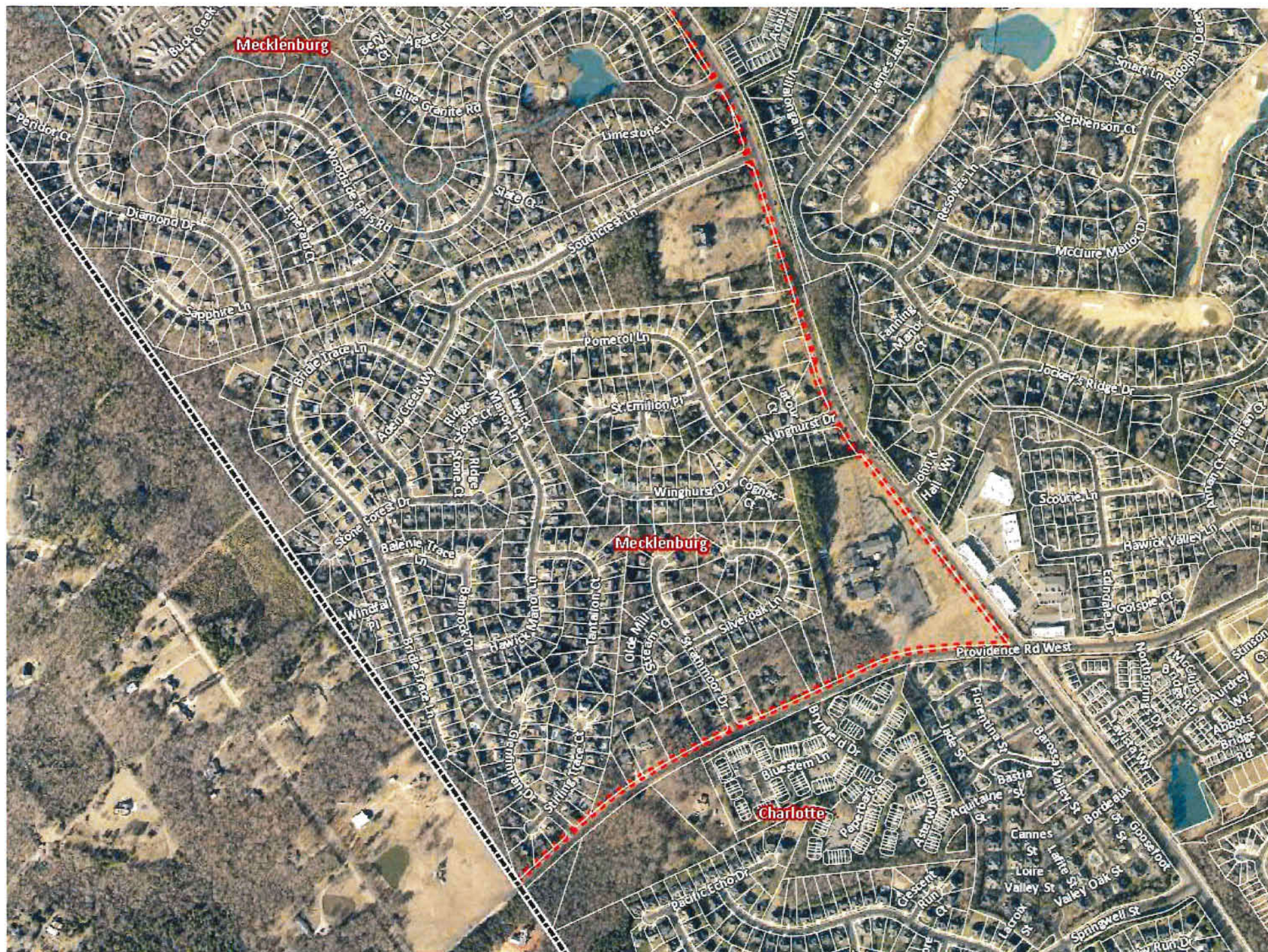
Discussion











K&L GATES