

The top of the slide features a white square in the upper left corner containing the text 'K&L GATES' in white, sans-serif, uppercase letters. The rest of the top half of the slide is a blue background with a bokeh effect of light blue and white circles.

K&L GATES

Public Hearing

# Rezoning Petition 2018-001(C) Northwood Ravin Development

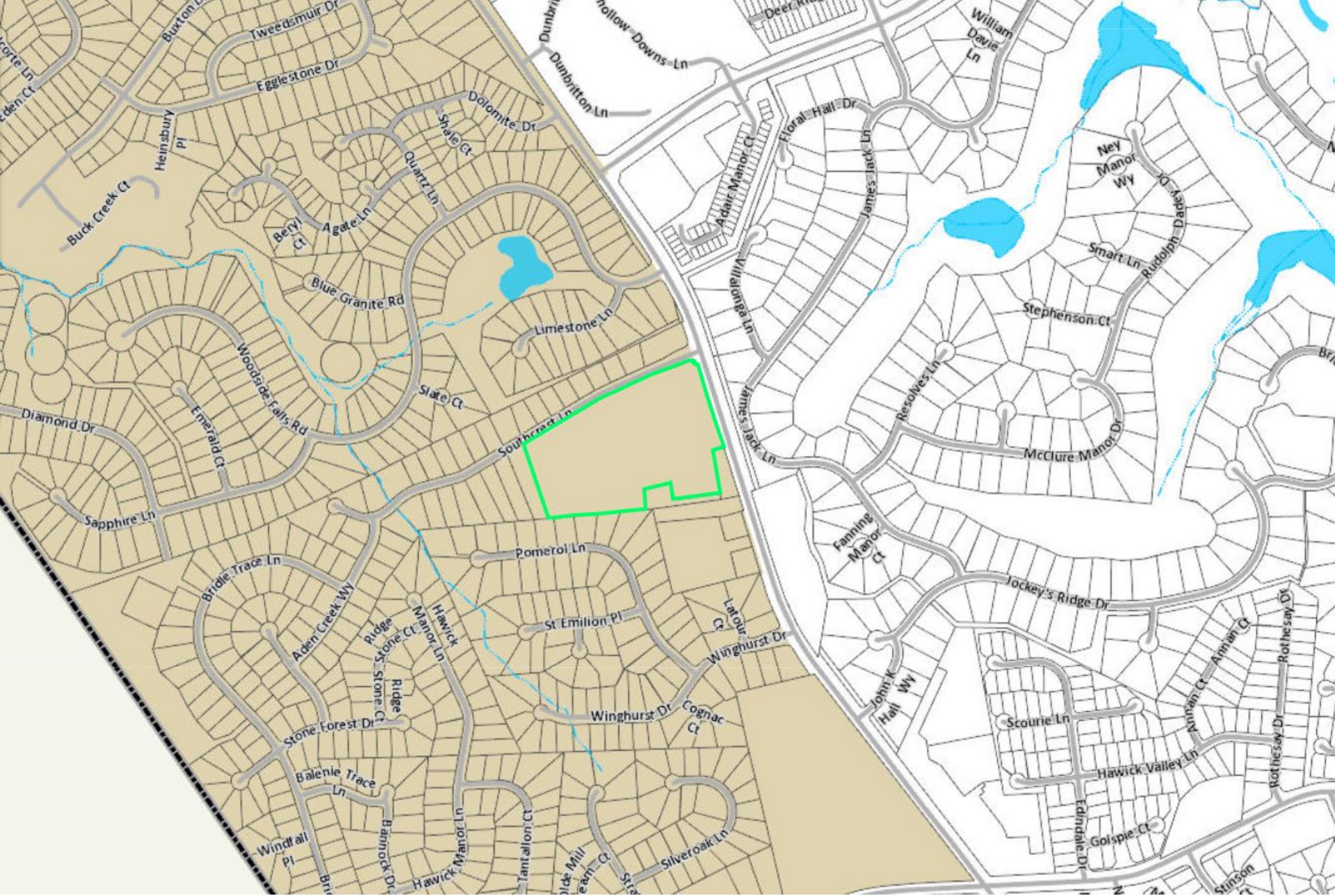
September 18, 2018  
Board of County Commissioners



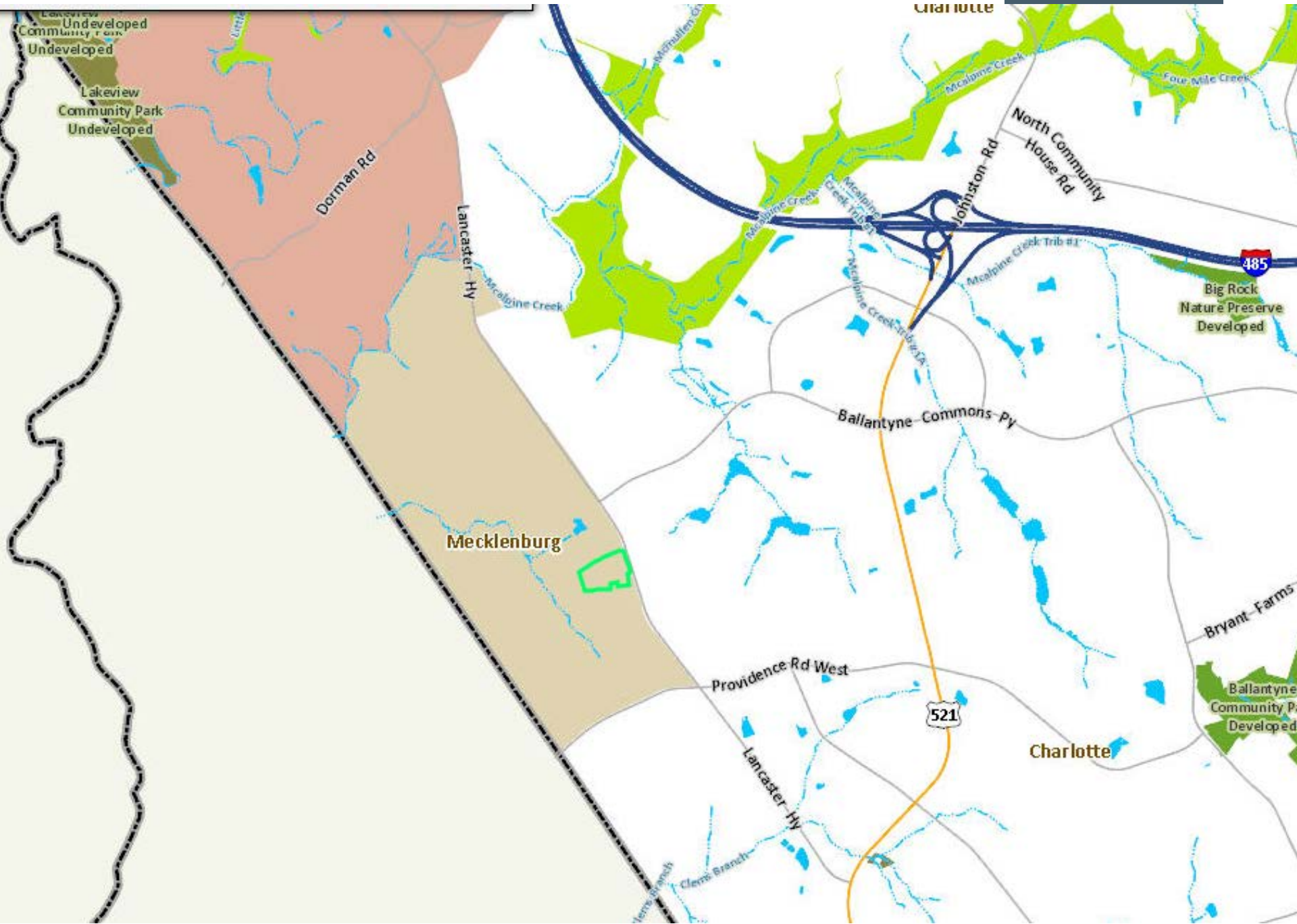


Approx. 2 miles from Ballantyne











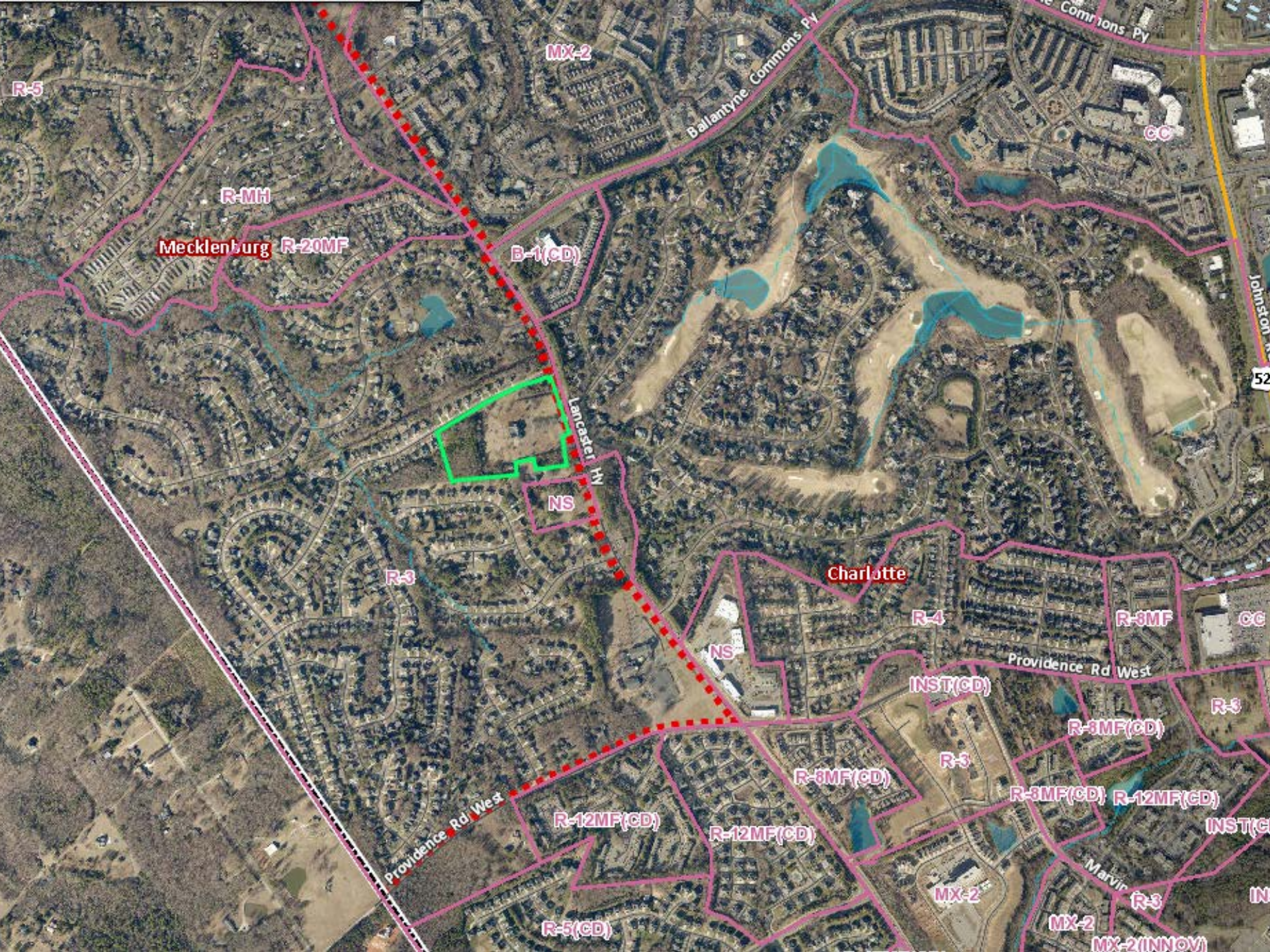




The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall texture is grainy and organic, resembling light reflecting off water droplets or particles in a dark space.

# Neighboring Zoning





R-5

MX-2

Ballantyne Commons Pkwy

CC

R-MH

Mecklenburg R-20MF

B-1(CD)

Lancaster Hwy

NS

R-3

Charlotte

R-4

R-3MF

CC

Providence Rd West

INST(CD)

NS

R-3MF(CD)

R-3

R-3MF(CD) R-12MF(CD)

INST(CD)

R-8MF(CD)

R-3

R-12MF(CD)

R-12MF(CD)

MX-2

MX-2

MX-2(INNOV)

R-5(CD)

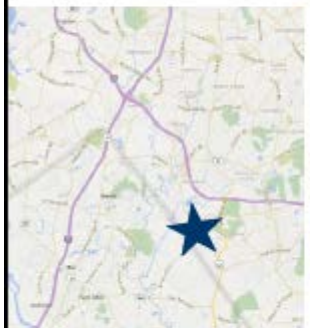
R-3

IN

Providence Rd West



14740 Lancaster Highway • Charlotte, North Carolina



## ABOUT DOVER SQUARE

CitiSculpt 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.



## 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

## 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.



## Ballantyne

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



Rezoning Petition 2014-001(c)  
Approved for Office & Apartments



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 backdrop for the title text.

# Proposed Site Plan



# 110 Townhome-Style Units







# Examples of Similar Northwood Ravin Developments

Chapel Watch Village  
Chapel Hill, NC





# Examples of Similar Northwood Ravin Developments

The Village at Commonwealth  
Charlotte, NC



The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "Questions?".

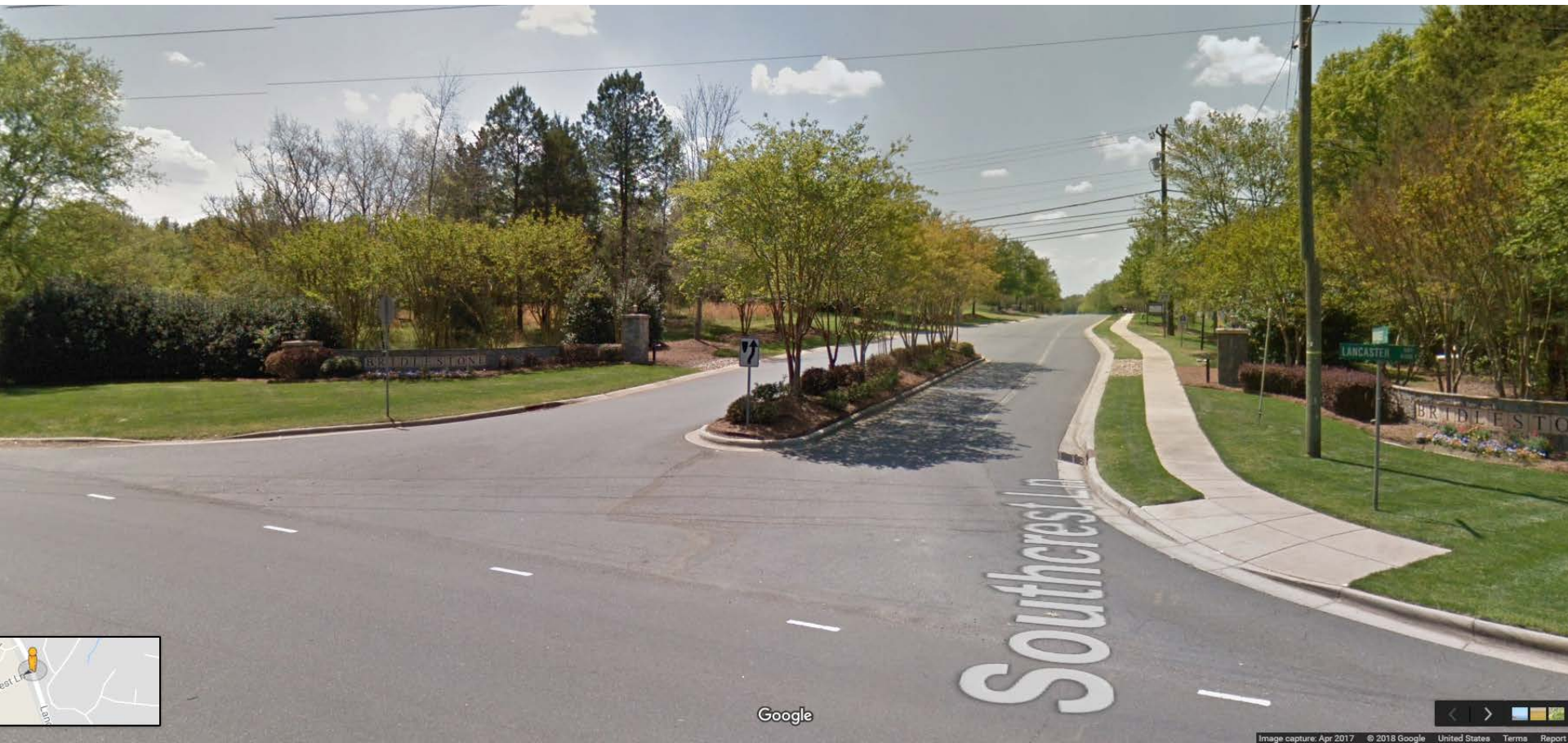
Questions?



K&L GATES









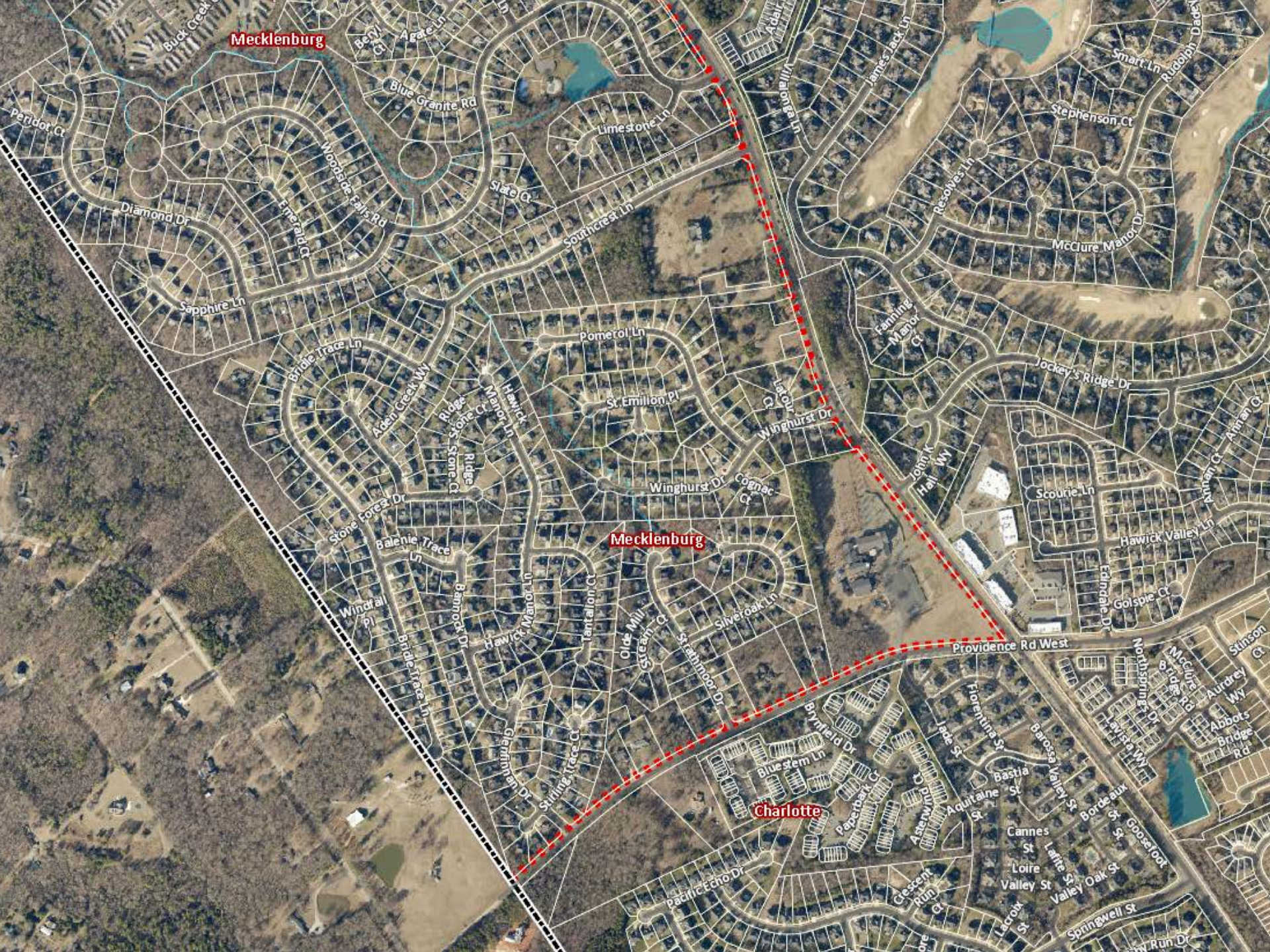












Mecklenburg

Mecklenburg

Charlotte