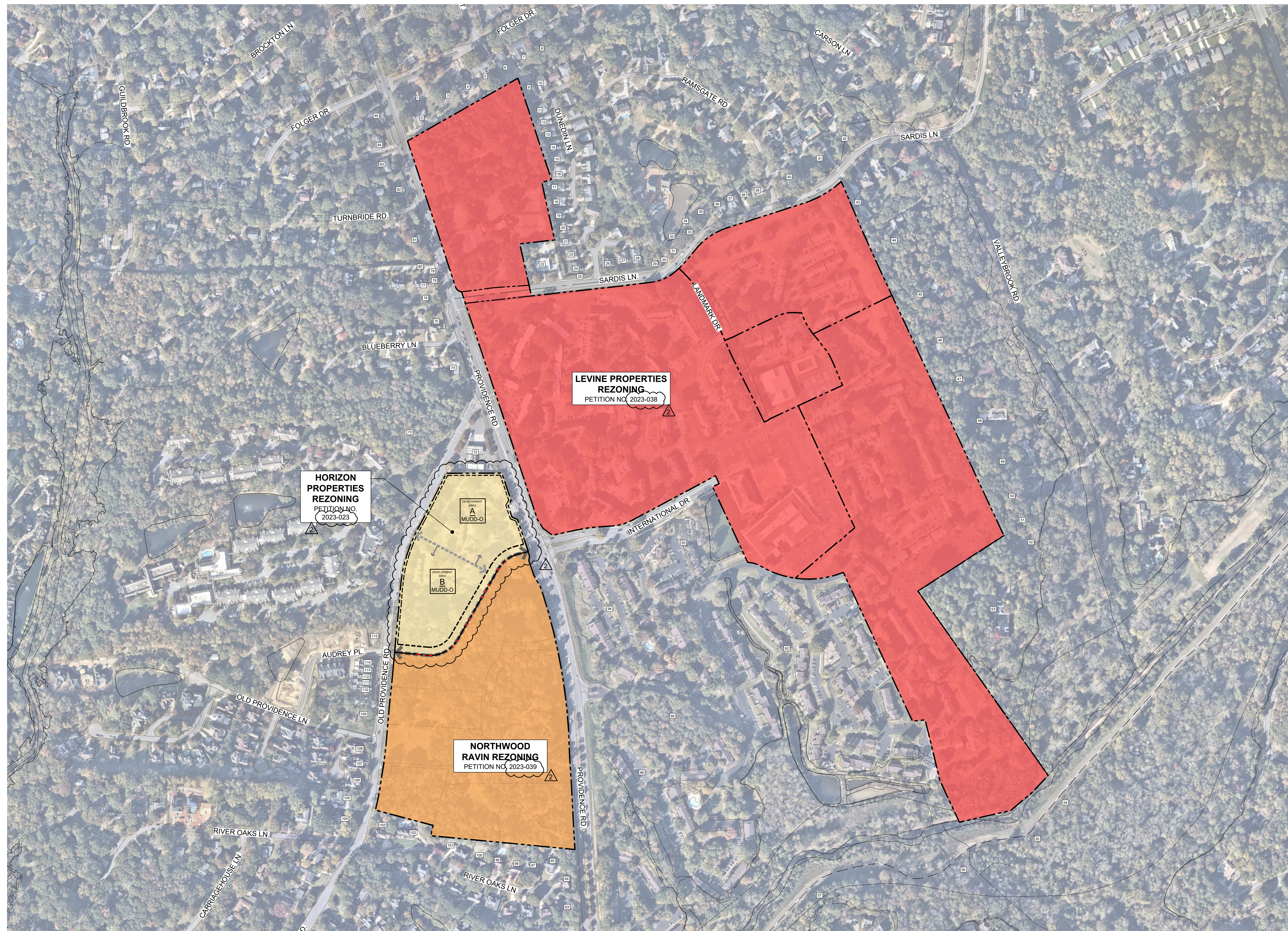


VICINITY MAP  
SCALE = 1" = 2,000'

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- RZ0-00 VISION STATEMENT
- RZ1-00 MASTER EXISTING CONDITIONS PLAN
- RZ2-00 TECHNICAL DATA SHEET
- RZ3-00 DEVELOPMENT STANDARD NOTES



**LEVINE PROPERTIES REZONING**  
PETITION NO. 2023-038

**HORIZON PROPERTIES REZONING**  
PETITION NO. 2023-023

**NORTHWOOD RAVIN REZONING**  
PETITION NO. 2023-038

**VISION FOR PROVIDENCE RD JOINT REDEVELOPMENT**

THIS REZONING AND THOSE LISTED FOR OTHER PARCELS GENERALLY DEPICTED HEREIN PROVIDES AN EXCITING REDEVELOPMENT OPPORTUNITY FOR PORTIONS OF AN EXISTING OVER 55 YEAR OLD MULTI-FAMILY RESIDENTIAL NODE IN THE PROVIDENCE RD, SARDIS LANE AND OLD PROVIDENCE RD AREA.

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SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.

THIS REVITALIZATION WILL CREATE NEW AFFORDABLE/WORKFORCE HOUSING UNITS AND UPGRADE/EXTEND THE USEFUL LIFE OF OTHERS.

IT WILL BRING SMALLER FORMAT RETAIL AND EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

OPPORTUNITIES FOR FURTHER AND BROADER OUTREACH INTO THE COMMUNITY WILL TAKE PLACE SHORTLY IN ADVANCE OF THE FULL GEAR UP OF THE REZONINGS UNDER THE CITY REZONING PROCESS TO TAKE PLACE IN SEVERAL MONTHS.

**LEGEND**

- **LEVINE PROPERTIES REZONING:**  
MIXED-USE RESIDENTIAL/RETAIL/  
OFFICE/RECREATIONAL USE
- **HORIZON PROPERTIES REZONING:**  
RESIDENTIAL
- **NORTHWOOD RAVIN REZONING:**  
RESIDENTIAL

**NOTE:**  
1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.  
2. FOR ADJACENT PARCEL INFO SEE TABLE ON SHEET RZ1-00

REZONING  
PETITION NO.  
**RZP-2023-023**

REVISED

SEAL

**NOT FOR CONSTRUCTION**

**HORIZON OLD PROVIDENCE ROAD REZONING**

HORIZON DEVELOPMENT  
PROPERTIES  
400 EAST BOULEVARD  
CHARLOTTE, NC 28203

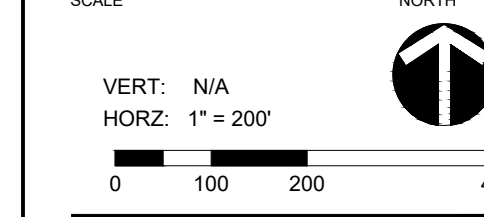
DESIGN PROJECT # 1022364

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING RESUBMITTAL	11.13.2023

DESIGNED BY: LD  
DRAWN BY: MBH  
CHECKED BY: AM

SCALE



SHEET TITLE

VISION STATEMENT

RZ0-00



HORIZON  
development solutions



LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	187-221-16	DANIEL	GONZALEZ	R-3
2	187-221-17	PAUL	LAZAROU	R-3
3	187-221-15	MARY	SMITH	R-3
4	187-221-14	Laura	BARFOOT	R-3
5	187-221-13	JOAN	KILIAN	R-3
6	187-221-12	JOHANNA	BLACKWELL	R-3
7	187-221-11	JOSEPH	MAHAUTERRIDIC	R-3
8	187-221-10	JOSEPH	BURRIDGE	R-3
9	187-221-01	BARBARA	DEVINNEY	R-20MF
10	187-221-62	KEIKO	NIHIMARU	R-20MF
11	187-221-90	GEORGE	LAUGHRIN	R-20MF
12	187-221-89	CELIA	LANEY	R-20MF
13	187-221-88	WILLIAM	LEMY	R-20MF
14	187-221-87	ALEXANDER	SANDWERT	R-20MF
15	187-221-86	JAMES	HAWKING	R-20MF
16	187-221-85	SHARON	PEARSON	R-20MF
17	187-221-84	KUANG-TA	HO	R-20MF
18	187-221-83	JAMES	JONES	R-20MF
19	187-221-82	ARIANNA	TAN	R-20MF
20	187-221-81	RUBEN	PATEL	R-20MF
21	187-221-80	JEROME	OBRYEN	R-20MF
22	187-221-31	CITY OF CHARLOTTE	OBRYEN	R-12MF
23	187-221-79	FRANZ	BEVER	R-20MF
24	187-221-78	PAUL	MASSEY	R-20MF
25	187-221-85	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
26	187-221-77	WILLIAM	GRIFENHAGEN	R-20MF
27	187-221-76	MAVIN	SHAH	R-20MF
28	187-221-75	NANCY	LEFLORE	R-20MF
29	187-221-91	DUNEDIN HOMEOWNERS ASSOC INC		R-20MF
30	187-222-12	BARRINGER HOMES LLC		R-3
31	187-222-13	BARRINGER HOMES LLC		R-3
32	187-222-14	BARRINGER HOMES LLC		R-3
33	187-222-15	BARRINGER HOMES LLC		R-3
34	187-222-16	BARRINGER HOMES LLC		R-3
35	187-222-17	BARRINGER HOMES LLC		R-3
36	187-222-05	BRANDEN	CONRAD	R-3
37	187-222-06	CHRISTOPHER	CARRARA	R-3
38	187-222-07	KEVIN	BARTLETT	R-3
39	187-222-09	MICHAEL	MCLENDON	R-3
40	187-221-38	BARRY	LUCAS	R-3
41	187-221-35	JOHN	COOPER	R-3
42	187-221-36	ROBERT	HORLEY	R-3
43	187-221-29	RYAN	RITZ	R-3
44	187-221-25	FREBIT LLC		R-3
45	187-221-22	GEORGE	VELONIS	R-3
46	187-221-21	TRUST FLOYD	PATTEN	R-3
47	187-221-20	JESSE	LYNN	R-3
48	187-221-19	JONATHAN	SIBES	R-3
49	187-221-18	EDGAR	BARNES	R-3
50	187-221-17	CYNTHIA	FENNINGER	R-3
51	187-221-30	CYNTHIA	FENNINGER	R-3
52	187-221-16	TRACEY	ALLEN	R-3
53	187-221-14	ROBERT	MCLEAN	R-3
54	213-301-09	MECKLENBURG COUNTY		R-3
55	213-301-08	MECKLENBURG COUNTY		R-3
56	213-301-06	MECKLENBURG COUNTY		R-3
57	213-301-05	MECKLENBURG COUNTY		R-3
58	213-301-02	MECKLENBURG COUNTY		R-4
59	187-301-01	JAMES	JACKSON	R-12MF
60	187-371-39	MOHAMMAD	SHAYEGHI	R-3
61	187-361-68	SOUTHPOINT REALTY SERVICES LLC		R-3
62	187-361-32	SHUBHANGI	THORAT	R-3
63	187-361-22	CARL	HUNTBERGER	R-3
64	187-361-21	LEI	BAN	R-3
65	187-361-20	CHASE	WALKER	R-3
66	187-361-51	DSL PROVIDENCE LLC		R-3
67	187-361-50	DSL PROVIDENCE LLC		R-3
68	187-361-11	DSL PROVIDENCE LLC		R-3
69	187-361-52	LEVINE LIMITED PARTNERSHIP IV		R-3
70	187-361-12	DSL PROVIDENCE LLC		R-3
71	187-361-52	HEP QUADRA LLC		R-20MF
72	187-361-01	SAM'S INVESTMENTS VIII LLC		R-4
73	187-251-20	ARCIP-CHARLOTTE LLC		INST(CD)
74	187-251-32	DONALD	CANNON	R-3
75	187-251-40	HARVEY	FRIEDMAN	R-3
76	187-251-64	CHARLOTTE TREE SAVE LLC		R-3
77	187-251-41	TRENT	LEGARE	R-3
78	187-251-42	LAWRENCE	BECKWITH	R-3
79	187-251-63	TITCOMB PROPERTIES LLC		R-3
80	187-251-01	STRETAW FAMILY INVESTMENTS LLC		R-3
81	187-215-01	BETH	BUTLER	R-3
82	187-214-67	LISA	WINKLER	R-3
83	187-214-68	FOTIOS	MITSOIS	R-3
84	187-214-69	ANGELO	POLITS	R-3
85	187-214-63	MORGAN	MCCLOSKEY	R-3
86	187-221-18	GALLERIA PARTNERS III		R-3
87	187-221-33	GALLERIA PARTNERS III		R-3 + R-12MF
88	187-221-34	GALLERIA PARTNERS III		R-12MF
89	187-331-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		R-12MF
90	187-343-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		R-20MF B-(CC)
91	187-351-66	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		B-18CD
92	187-351-64	RESERVE AT PROVIDENCE I LLC		R-12MF
93	187-351-67	RESERVE AT PROVIDENCE I LLC		R-12MF
94	187-351-69	RESERVE AT PROVIDENCE I LLC		R-12MF
95	187-351-63	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		R-12MF
96	187-351-62	RESERVE AT PROVIDENCE I LLC		R-12MF
97	187-361-19	JAY	TESSNER	R-3
98	187-361-18	TERENCE BRANDON	YOUNG	R-3
99	187-361-17	PATRICIA	MULLINS	R-3
100	187-361-16	ROBERT	RODRIGUEZ	R-3
101	187-361-15	TAYLOR	CREEDON	R-3
102	187-361-14	LUIS	DESCALZI	R-3
103	187-361-13	DEP	BRADICK	R-3
104	187-271-27	RAYMOND	WELLS	R-3
105	187-271-28	MATTHEW ZACHARIAH	PADIPURAKAL	R-3
106	187-271-45	GREGORY TODD	TREBBE	R-3
107	187-271-44	MICHAEL SEAN	WILSON	R-3
108	187-271-43	Laura	GAMMATEI	R-3
109	187-271-41	DONALD	SHIVES	R-3
110	187-271-25	MIRAN	SUTTON	R-3
111	187-271-04	MICHAEL	SULLIVAN	R-3
112	187-271-63	WINDSOR RESIDENTIAL GROUP LLC		R-3
113	187-271-62	RALPH	TESTA	R-3
114	187-271-61	KEVIN	ARMSTRONG	R-3
115	187-271-23	WINDSOR RESIDENTIAL GROUP LLC		R-3
116	187-361-63	LEVINE LIMITED PARTNERSHIP IV		R-3
117	187-361-64	LEVINE LIMITED PARTNERSHIP IV		R-3
118	187-361-65	LEVINE LIMITED PARTNERSHIP IV		R-3
119	187-361-66	DSL PROVIDENCE LLC		R-3

REZONING  
PETITION NO.  
RZP-2023-023

KEY MAP

SCALE

NOT FOR  
CONSTRUCTION

HORIZON OLD  
PROVIDENCE  
ROAD REZONING

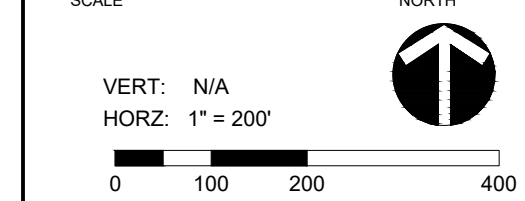
HORIZON DEVELOPMENT  
PROPERTIES  
400 EAST BOULEVARD  
CHARLOTTE, NC 28203

DESIGN PROJ # 1022364

REVISION / ISSUANCE

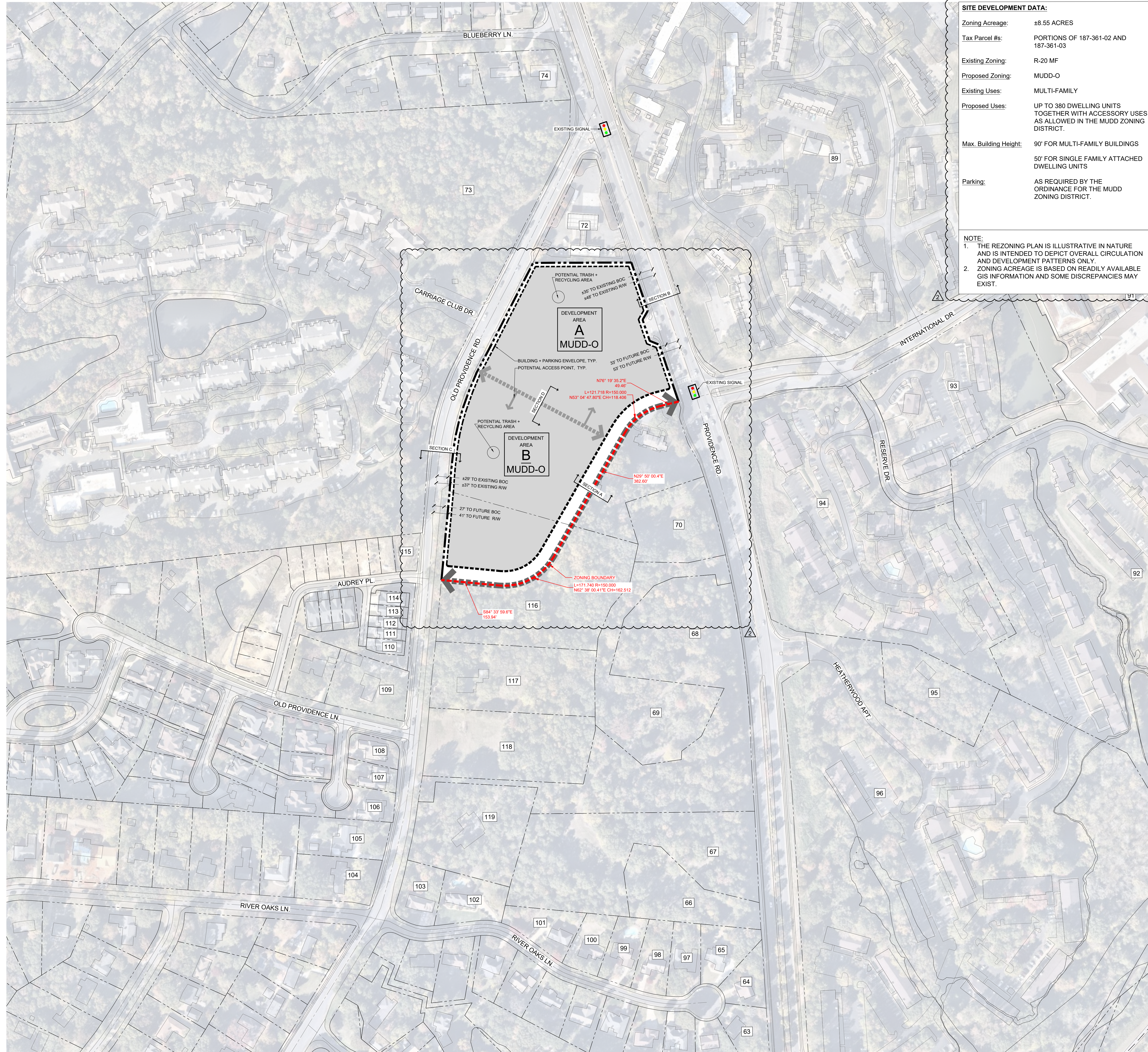
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING RESUBMITTAL	11.13.2023

DESIGNED BY: LD  
DRAWN BY: MBH  
CHECKED BY: AM



MASTER EXISTING  
CONDITIONS PLAN

REVISION NUMBER  
RZ1-00



**SITE DEVELOPMENT DATA:**

**Zoning Acreage:** ±8.55 ACRES

**Tax Parcel #s:** PORTIONS OF 187-361-02 AND 187-361-03

**Existing Zoning:** R-20 MF

**Proposed Zoning:** MUDD-O

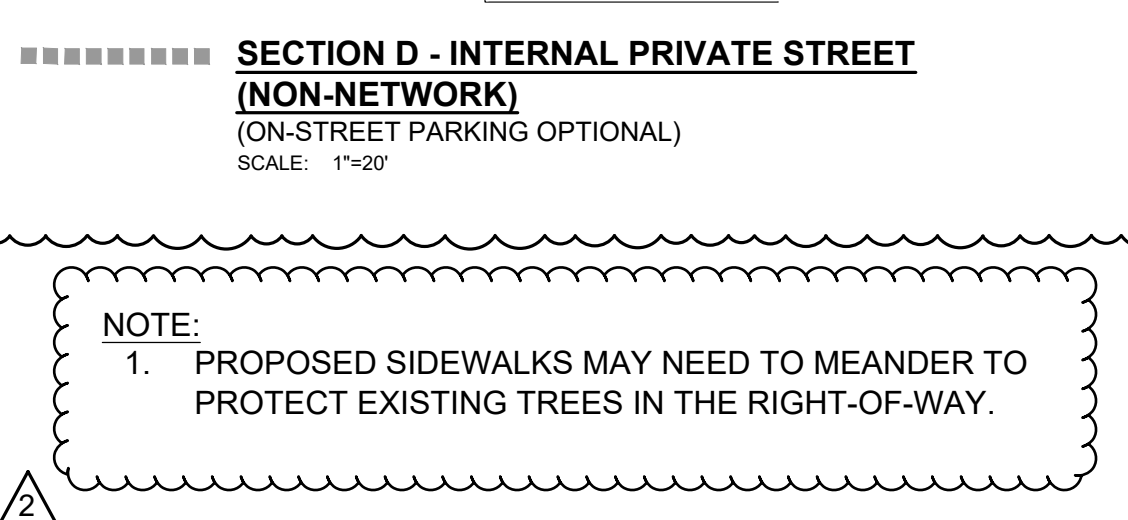
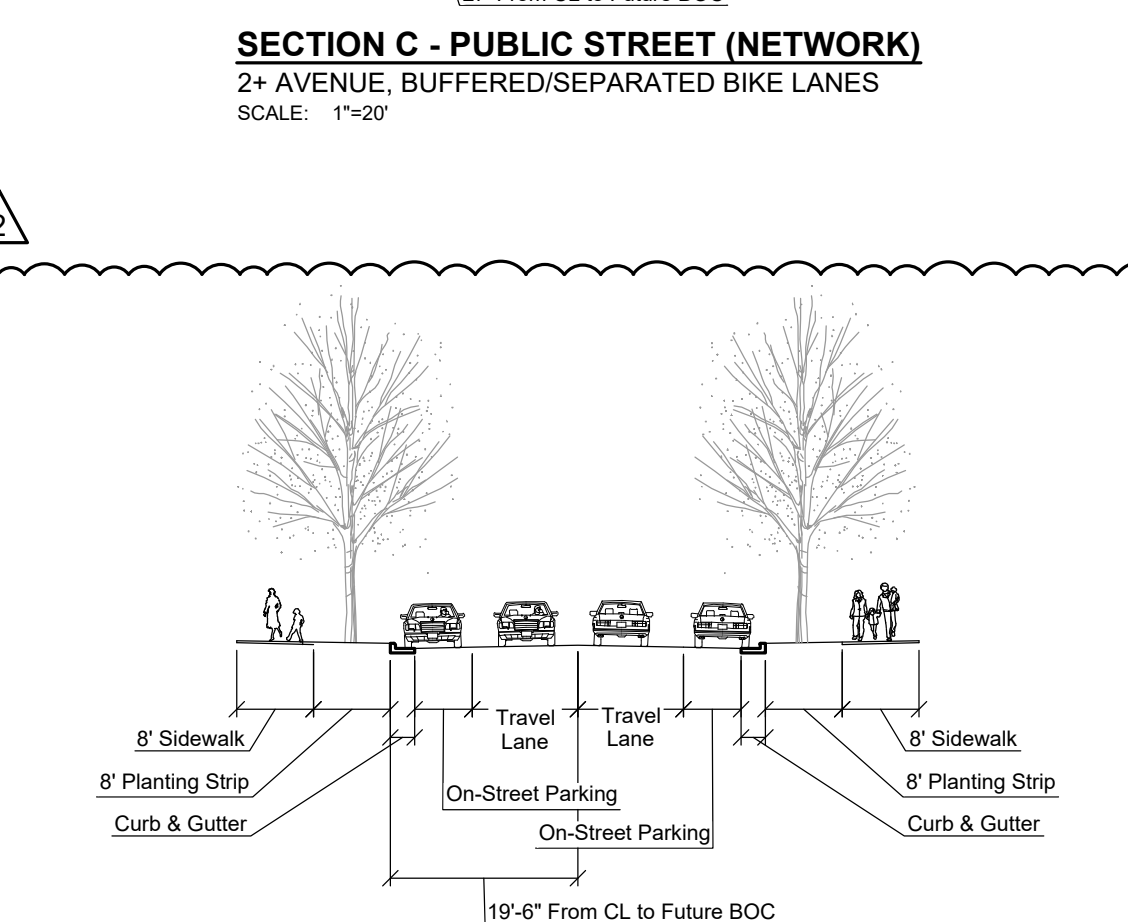
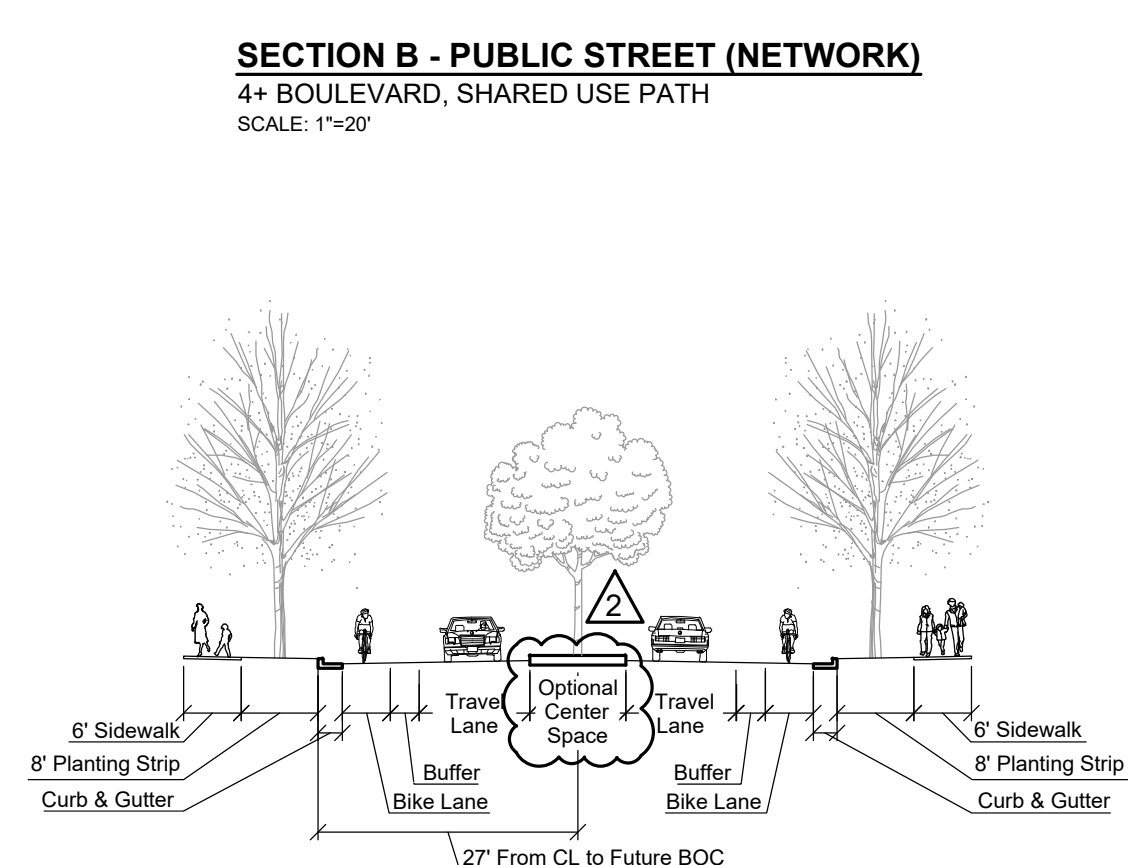
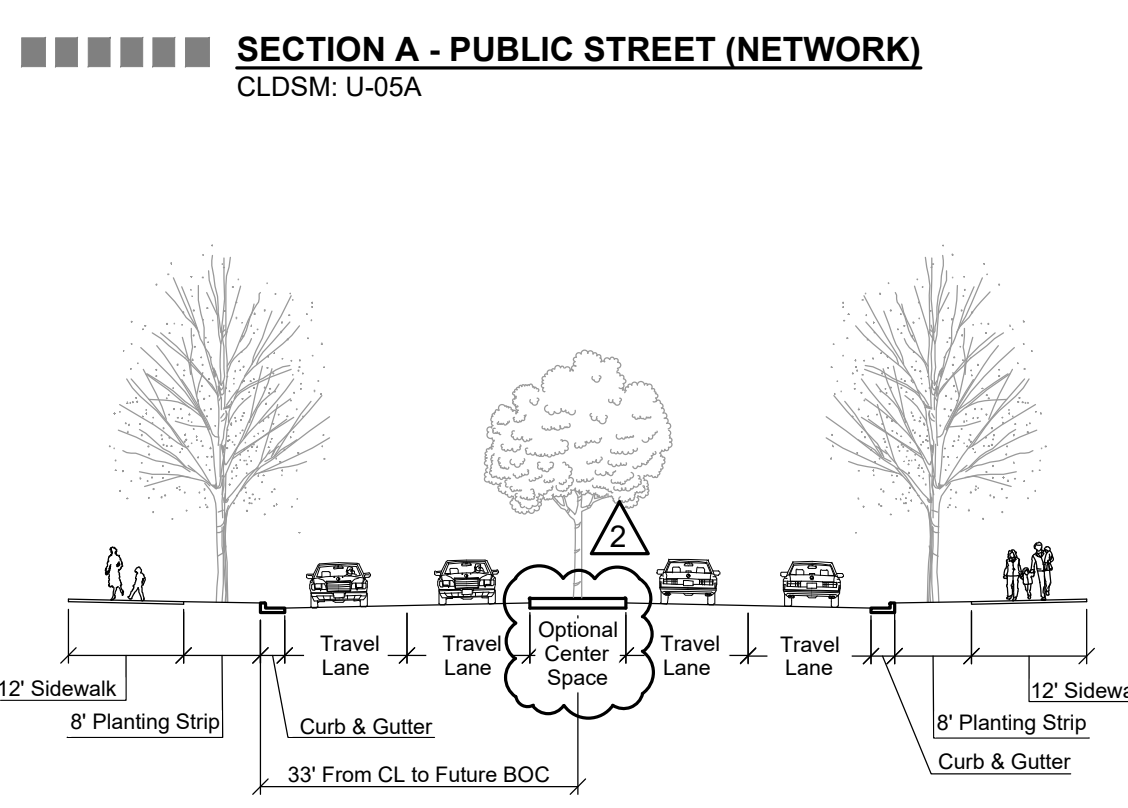
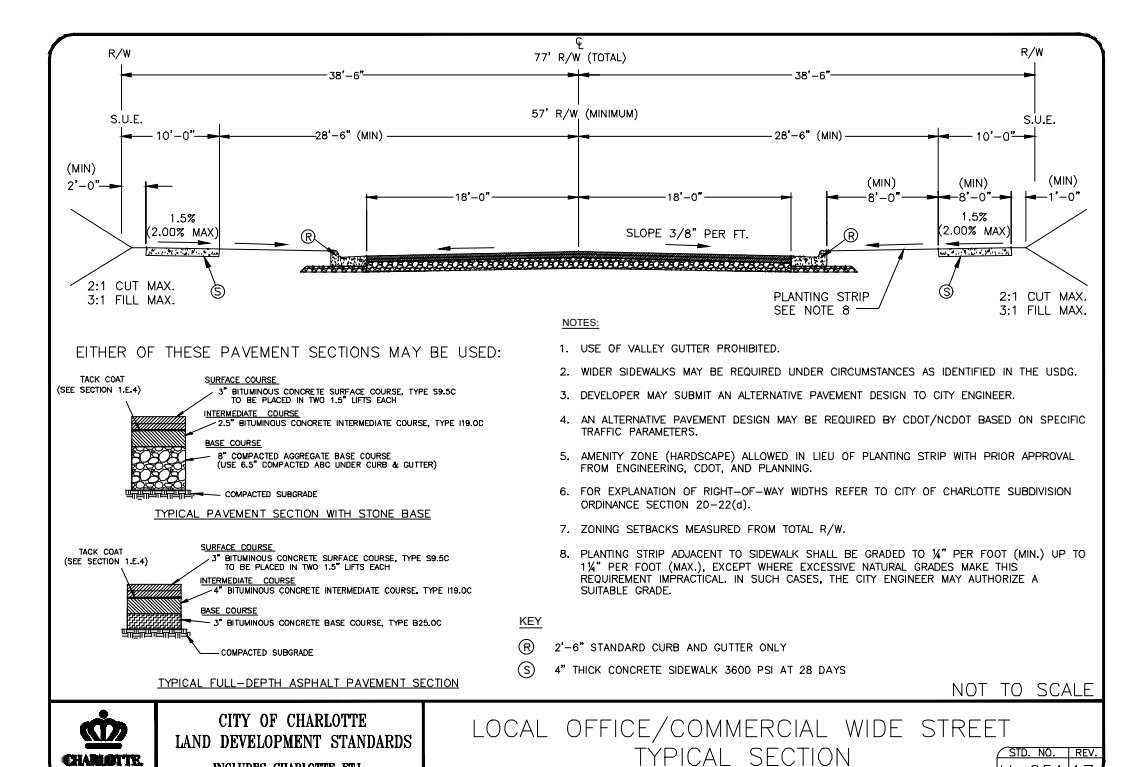
**Existing Uses:** MULTI-FAMILY

**Proposed Uses:** UP TO 380 DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT.

**Max. Building Height:** 90' FOR MULTI-FAMILY BUILDINGS  
50' FOR SINGLE FAMILY ATTACHED DWELLING UNITS

**Parking:** AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

**NOTE:**  
1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.  
2. ZONING ACREAGE IS BASED ON READILY AVAILABLE GIS INFORMATION AND SOME DISCREPANCIES MAY EXIST.



**NOTE:**  
1. PROPOSED SIDEWALKS MAY NEED TO MEANDER TO PROTECT EXISTING TREES IN THE RIGHT-OF-WAY.

**NOTE:**  
1. FOR ADJACENT PARCEL INFORMATION, SEE TABLE ON SHEET RZ1-00.

REZONING PETITION NO. RZP-2023-023

NOT FOR CONSTRUCTION

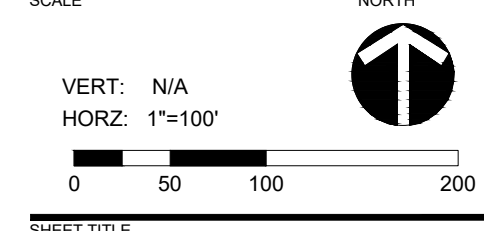
HORIZON OLD PROVIDENCE ROAD REZONING

HORIZON DEVELOPMENT PROPERTIES  
400 EAST BOULEVARD  
CHARLOTTE, NC 28203

DESIGN PROJECT: 1022364

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING RESUBMITTAL	11.13.2023

DESIGNED BY: LD  
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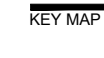


TECHNICAL DATA SHEET

SHEET NUMBER: RZ2-00



REZONING  
PETITION NO.  
RZP-2023-023



REVAMP

SEAL

NOT FOR  
CONSTRUCTION

PROJECT

HORIZON OLD  
PROVIDENCE  
ROAD REZONING

HORIZON DEVELOPMENT  
PROPERTIES  
400 EAST BOULEVARD  
CHARLOTTE, NC 28203

LANDDESIGN PROJ #  
1022364

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING RESUBMITTAL	11.13.2023

DESIGNED BY: LD  
DRAWN BY: MBH  
CHECKED BY: AM

SCALE NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE  
DEVELOPMENT STANDARD  
NOTES

SHEET NUMBER  
RZ3-00



**Site Development Data**  
-Acreage: 4.855  
-Tax Parcel Nos: Portions of Tax Parcel Nos. 187-361-02 and 187-361-03  
-Existing Zoning: R-20 MF  
-Proposed Zoning: MUDD - O  
-Existing Use: Multi-family  
-Proposed Use: Up to 380 dwelling units together with accessory uses as allowed in the MUDD zoning district

**1. General Provisions**  
a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Horizon Development Properties, Inc. (the "Petitioner") to accommodate the development of a residential community on an approximately 4.85-acre site located on the east side of Old Providence Road and the west side of Providence Road, across Providence Road from International Drive, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is composed of a portion of Tax Parcel No. 187-361-02 and a portion of Tax Parcel No. 187-361-03.  
b. **Zoning Districts/Ordinance.** The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") in effect as of January 31, 2023. Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.  
c. **Graphics and Alterations.** The schematic depictions of the uses, public street, parking areas, sidewalks, buildings, internal drives and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are conceptual graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.  
Since the project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the conceptual graphic representations of the Development/Site Elements. Therefore, there may be instances where alterations and/or modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes if they are:  
-minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such alterations and/or modifications are allowed per this amended process, and if it is determined that the alteration or modification does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Development Area/Building and Parking Envelopes.** The Site is divided into two development areas on the Rezoning Plan that are designated as Development Area A and Development Area B. The boundaries of each development area are the building and parking envelope (the "Building and Parking Envelope") for each development area. Development Area A and Development Area B are separated by an internal private drive as generally depicted on the Rezoning Plan. All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located within one of the Building and Parking Envelopes. The number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be located on the Site or within a Building and Parking Envelope shall be governed by the applicable provisions of the Ordinance. Additionally, private drives and amenities may be located within a Building and Parking Envelope. Any reference herein to the Site shall be deemed to include Development Area A and Development Area B unless otherwise noted herein.  
e. **Vested Rights.** Pursuant to Section 1.110 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.  
f. **Existing Buildings, Structures and Improvements.** The existing buildings, structures, surface parking facilities and any other existing improvements on the Site may remain in place and continue to be utilized. To the extent that any existing buildings, structures, surface parking facilities and any other existing improvements on the Site do not comply with any requirement of the MUDD zoning district, the Ordinance or this Rezoning Plan, Petitioner shall not be required to bring any such existing buildings, structures, surface parking facilities and any other existing improvements on the Site or any portions thereof into compliance with the MUDD zoning district, the Ordinance or this Rezoning Plan. New buildings, structures, structured parking facilities, surface parking facilities and other new improvements on the Site will be required to comply with the requirements of the Rezoning Plan and the MUDD zoning district (except as modified by the optional provision set out below in Section 2).

**2. Optional Provision**  
The optional provision set out below shall apply to the development of the Site.

a. Parking, vehicular circulation, vehicular maneuvering space and visitor drop off areas may be located between any buildings and structures located on Development Area A or on Development Area B and the required setback from the internal private drive located between Development Area A and Development Area B.

**3. Permitted Uses/Development Limitations**  
a. The Site may be devoted only to a residential community comprised of multi-family dwelling units and single family attached dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, co-working area, swimming pool, dog park, playground and other gathering areas typically found in multi-family residential communities.  
b. A total maximum of 380 dwelling units may be developed on the Site, of which a maximum of 325 may be multi-family dwelling units.  
c. A minimum of 20 percent of the multi-family dwelling units actually constructed on the Site shall maintain monthly rents that are income restricted to households earning between 60 percent and 80 percent (inclusive) of the area median income for a period of not less than 30 years from the date of the issuance of the first certificate of occupancy for the building in which the relevant multi-family dwelling units are located.

**4. Access and Transportation Improvements**  
a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.  
b. The alignments of the internal public street, internal private drive and internal vehicular circulation areas may be modified by Petitioner to accommodate changes in traffic patterns and parking layouts and to accommodate any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.  
c. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte or to NCDOT as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Providence Road as required to provide right of way measuring 55 feet from the existing centerline of Providence Road, to the extent that such right of way does not already exist.  
d. Prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Old Providence Road as required to provide right of way measuring 43 feet from the existing centerline of Old Providence Road, to the extent that such right of way does not already exist.  
e. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation system, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.  
f. Petitioner will dedicate to the City of Charlotte via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy for a new building constructed on the Site. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located along the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.  
g. All transportation improvements required to be constructed by Petitioner will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.  
h. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad South Mecklenburg area, by way of a private-public partnership effort or other public sector project support.  
i. Subject to the approval of CDOT, NCDOT, CATS and any other governmental agencies, Petitioner shall, prior to the issuance of the first certificate of occupancy for a new building constructed on the Site, expand the existing bus stop waiting pad located on the Site's frontage on Providence Road to a depth of 8 feet as measured from the back of curb. In the event that Petitioner cannot obtain all approvals and permits required to expand the existing bus stop waiting pad located on the Site's frontage on Providence Road, then Petitioner shall have no obligation to do so.

**5. Architectural Standards**  
a. The maximum height of any new multi-family building constructed on the Site shall be 90 feet.  
b. The maximum height of any new building containing single family attached dwelling units shall be 50 feet.  
c. The architectural and design standards set out below shall apply to new multi-family buildings constructed on the Site.  
(1) **Required Exterior Building Materials:** For principal and accessory buildings that abut a network required public or private street, a minimum of 30% of the facades of such buildings below the roofline that face a network required public or private street shall be comprised of brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director. A facade below the roofline is defined as the entire exterior surface area of the facade below the roofline excluding windows, doors and trim and balconies, so that windows, doors and trim and balconies are not considered when calculating the minimum percentage of required exterior building materials.  
(2) **Prohibited Exterior Building Materials:**  
(a) Vinyl siding (but not vinyl hand rails, windows, eaves, trim, doors, garage doors or door trim).  
(b) Concrete Masonry Units not architecturally finished.  
(3) **Building Placement and Site Design** shall focus on and enhance the pedestrian environment through the following:  
(a) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).  
(b) Buildings shall front a minimum of 60% of the total network required street frontage on the Site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).  
(c) Driveways intended to serve single units shall be prohibited on all network required streets.  
(4) **Building Massing and Height** shall be designed to break up long monolithic building forms as follows:  
(a) Buildings exceeding 120 feet in length shall include one or more modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through the building.  
(5) **Architectural Elevation Design - elevations** shall be designed to create visual interest as follows:  
(a) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.  
(b) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of the Required Exterior Building Materials, changes in materials, articulated architectural facade features and/or color changes.  
(c) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, modillions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.  
(6) **Roof Form and Articulation - roof form and lines** shall be designed to avoid the appearance of a large monolithic roof structure as follows:  
(a) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.  
(b) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.  
(c) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.  
(7) **Service Area Screening - service areas** such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent masonry veneer or a Class B buffer not less than 10' in depth at all above grade penetrators not paved for access.

d. The architectural and design standards set out below shall apply to new single family attached dwelling units constructed on the Site.  
(1) The primary exterior building materials will be one or more of the following: brick veneer or similar masonry products, stone, precast stone, synthetic stone, stucco, EIFS, cementitious siding and wood.  
(2) Vinyl, EIFS or masonry may not be used as an exterior building material. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.  
(3) Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.  
(4) Petitioner shall provide blank wall provisions that limit the maximum blank wall exposure to fifteen (15) feet on all building levels facing public streets, including but not limited to doors, windows, awnings, material, or color changes, and/or enhancements. Porches and overhangs shall not be used in calculating the fifteen (15) foot exposures.  
(5) Walkways shall be provided to connect all residential entrances to sidewalks along public streets.  
(6) Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.

**6. Structures**  
a. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on Old Providence Road as generally depicted on the Rezoning Plan. The sidewalk may meander to protect existing trees. The Petitioner will provide a permanent sidewalk easement for any portions of the sidewalk located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.  
b. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on Providence Road as generally depicted on the Rezoning Plan. The multi-use path may meander to protect existing trees. The Petitioner will provide a permanent sidewalk easement for any portions of the multi-use path located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.  
c. The width of the planting strips referenced above may be reduced to accommodate environmental features.

**7. Environmental Features**  
a. Development of the Site shall comply with the City of Charlotte Tree Ordinance.  
b. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.  
c. Required tree save area shall be permitted to be located anywhere within the overall master plan (rezoning petitions 2023-038 and 2023-039).

**8. Amenity Area**  
a. An amenity area shall be provided on the Site. At a minimum, the amenity area shall contain a clubhouse, fitness center and a swimming pool to be utilized by residents of the community.

**9. Amendments to the Rezoning Plan**  
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**10. Binding Effect of the Rezoning Application**  
a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.  
b. If this Rezoning Petition is approved, the existing use(s) located on the Site may continue as legal, non-conforming uses in accordance with the Ordinance until such time that the Site is redeveloped in accordance with the Rezoning Plan.