

VICINITY MAP
SCALE = 1" = 2,000'

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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

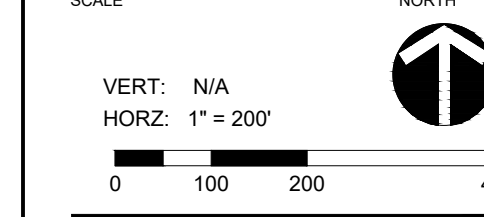
LANDDESIGN PROJ #
1022364

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01.31.2023
2	REZONING RESUBMITTAL	11.13.2023
3	REZONING RESUBMITTAL	02.12.2024
△	REZONING RESUBMITTAL	03.11.2024

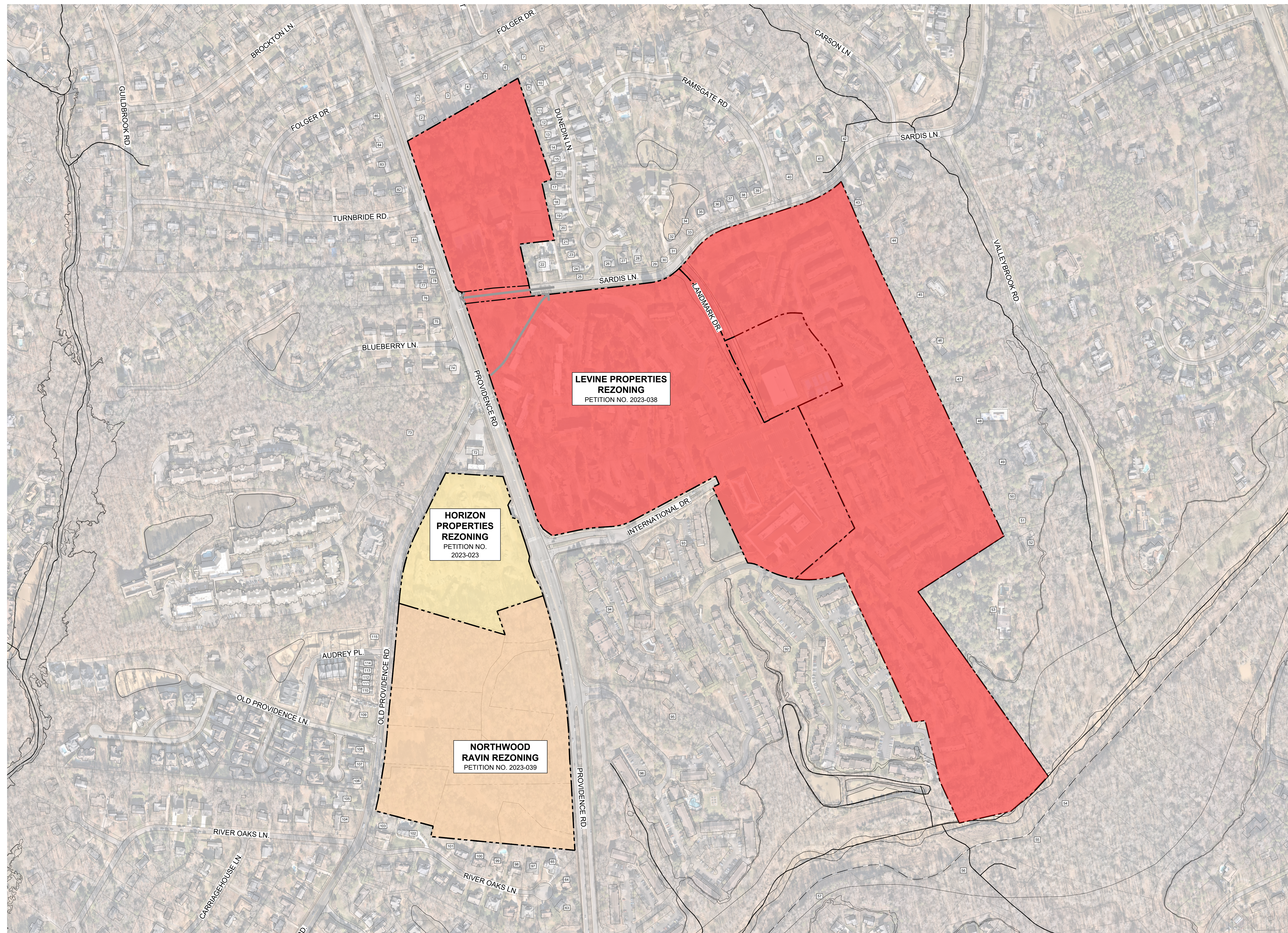
DESIGNED BY: LD
DRAWN BY: MBH
CHECKED BY: AM

SCALE



SHEET TITLE
VISION STATEMENT

SHEET NUMBER
RZ0-00



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SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.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

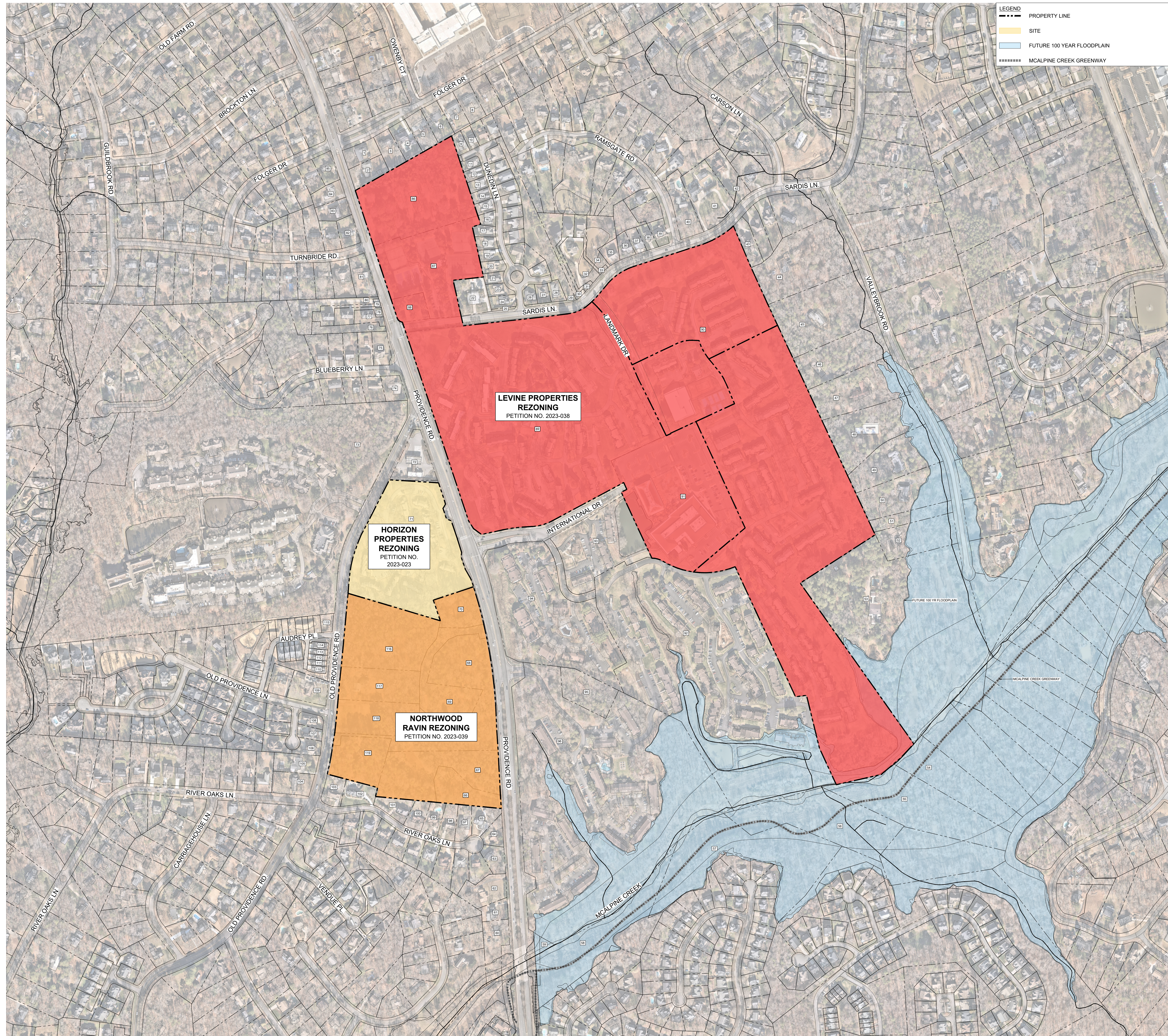
IT WILL BRING SMALLER FORMAT RETAIL AND EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

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



LEGEND

- PROPERTY LINE
- SITE
- FUTURE 100 YEAR FLOODPLAIN
- MCALPINE CREEK GREENWAY

LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	UDO ZONING
1	187-221-16	DANIEL	GONZALEZ	N/A
2	187-221-17	PAUL	LAZAROU	N/A
3	187-221-15	MARY	SMITH	N/A
4	187-221-14	LAURA	BARFOOT	N/A
5	187-221-13	DIAN	KILIAN	N/A
6	187-221-12	JONANNA	BLACKWELL	N/A
7	187-221-11	ARMIN	MAHAUTEFENDIC	N/A
8	187-221-10	JOSEPH	BURRIDGE	N/A
9	187-221-09	BARBARA	DEVINNEY	CON
10	187-221-08	KEIKO	NISHIMARU	CON
11	187-221-07	GEORGE	LAUGHUN	CON
12	187-221-06	CELIA	LANEY	CON
13	187-221-05	WILLIAM	LEWIS	CON
14	187-221-04	ALEXANDER	SANSONE	CON
15	187-221-03	JAMES	HAWKING	CON
16	187-221-02	SHARON	PEARSON	CON
17	187-221-01	KUANG-TA	HO	CON
18	187-221-00	JAMES	JONES	CON
19	187-221-99	ARJANA	TIN	CON
20	187-221-98	RUBEN	PATEL	CON
21	187-221-97	JEROME	DEWYLE	CON
22	187-221-96	CITY OF CHARLOTTE		CON
23	187-221-95	FRANZ	BEYER	CON
24	187-221-94	PAUL	MASSEY	CON
25	187-221-93	DUNEDIN HOMEOWNERS ASSOC INC		CON
26	187-221-92	WILLIAM	GRIFFITHAGEN	CON
27	187-221-91	NAVY	SIEM	CON
28	187-221-90	NANCY	LEFLORE	CON
29	187-221-89	DUNEDIN HOMEOWNERS ASSOC INC		CON
30	187-222-12	BARRINGER HOMES LLC		N/A
31	187-222-13	BARRINGER HOMES LLC		N/A
32	187-222-14	BARRINGER HOMES LLC		N/A
33	187-222-15	BARRINGER HOMES LLC		N/A
34	187-222-16	BARRINGER HOMES LLC		N/A
35	187-222-17	BARRINGER HOMES LLC		N/A
36	187-222-05	BRANDEN	CONRAD	N/A
37	187-222-06	CHRISTOPHER	CARRARA	N/A
38	187-222-07	KEVIN	BARLETT	N/A
39	187-222-08	MICHAEL	MCLINDEN	N/A
40	187-222-09	BARRY	LUCAS	N/A
41	187-222-10	LUAN	GOHEZ	N/A
42	187-222-11	ROBERT	HORSLEY	N/A
43	187-221-29	RYAN	RITZ	N/A
44	187-221-25	FIREBIT LLC		N/A
45	187-221-22	GEORGE	VELONIS	N/A
46	187-221-21	TRUST FLOYD	PATTEN	N/A
47	187-221-20	JESSIE	LYNN	N/A
48	187-221-19	JOHANN	SIBES	N/A
49	187-221-18	EDGAR	BARNES	N/A
50	187-221-17	CYNTHIA	FENNINGER	N/A
51	187-221-16	CYNTHIA	FENNINGER	N/A
52	187-221-15	TRACEY	ALLEN	N/A
53	187-221-14	ROBERT	MCLEAN	N/A
54	213-351-09	MECKLENBURG COUNTY		N/A
55	213-351-08	MECKLENBURG COUNTY		N/A
56	213-351-06	MECKLENBURG COUNTY		N/A
57	213-351-05	MECKLENBURG COUNTY		N/A
58	213-351-02	MECKLENBURG COUNTY		N/A
59	187-351-01	JAMES	JACKSON	N/A
60	187-371-39	MOHAMMAD	SHAYEGHI	N/A
61	187-361-58	SOUTHPOINT REALTY SERVICES LLC		N/A
62	187-361-52	SHIBHANGI	THORAT	N/A
63	187-361-52	CARL	HUNTBERGER	N/A
64	187-361-21	LILI	BAN	N/A
65	187-361-20	CHASE	WALKER	N/A
66	187-361-51	DSL PROVIDENCE LLC		N/A
67	187-361-10	DSL PROVIDENCE LLC		N/A
68	187-361-11	DSL PROVIDENCE LLC		N/A
69	187-361-03	LEVINE LIMITED PARTNERSHIP IV		N/A
70	187-361-12	DSL PROVIDENCE LLC		N/A
71	187-361-02	HDP GLADEDALE LLC		CON
72	187-361-01	SAMS INVESTMENTS VIII LLC		CG
73	187-251-20	ARCIP-CHARLOTTE LLC		CON
74	187-251-32	DONALD	CANNON	N/A
75	187-251-00	HARRY	FRIEDMAN	N/A
76	187-251-64	CHARLOTTE TREE SAVE LLC		N/A
77	187-251-61	TRENT	LEGARE	N/A
78	187-251-62	LAWRENCE	BECKWITH	N/A
79	187-251-63	TITCOMB PROPERTIES LLC		N/A
80	187-251-01	STRETAW FAMILY INVESTMENTS LLC		N/A
81	187-215-01	BETH	BUTLER	N/A
82	187-214-07	LISA	WINDSOR	N/A
83	187-214-08	FOTOS	MITCOS	N/A
84	187-214-09	ANGELO	POLITS	N/A
85	187-214-10	MORGAN	MCCLOSKEY	N/A
86	187-221-18	GALLERIA PARTNERS III		N/A
87	187-221-33	GALLERIA PARTNERS III		N/A
88	187-221-34	GALLERIA PARTNERS III		N/A
89	187-331-01	GOLDEN TRIANGLE #6 - PROVIDENCE SQUARE LLC		N/A
90	187-342-01	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		N/A
91	187-351-56	GOLDEN TRIANGLE #5 - PROVIDENCE SQUARE LLC		CON
92	187-351-04	RESERVE AT PROVIDENCE I LLC		N/A
93	187-351-07	RESERVE AT PROVIDENCE I LLC		N/A
94	187-351-09	RESERVE AT PROVIDENCE I LLC		N/A
95	187-351-03	GOLDEN TRIANGLE #5 PROVIDENCE SQUARE LLC		N/A
96	187-351-52	RESERVE AT PROVIDENCE I LLC		N/A
97	187-361-19	FAY	TESSENER	N/A
98	187-361-18	TERENCE BRANDON	YOUNG	N/A
99	187-361-17	PATRICIA	MULLINS	N/A
100	187-361-16	ROBERT	RODRIGUEZ	N/A
101	187-361-15	TAYLOR	CREEDON	N/A
102	187-361-14	LILIE	DESCALZI	N/A
103	187-361-13	DEP	BRADOK	N/A
104	187-271-27	RAYMOND	WELLS	N/A
105	187-271-28	MATTHEW ZACHARIAH	PADIPURAKAL	N/A
106	187-271-45	GREGORY TODD	TREBBE	N/A
107	187-271-44	MICHAEL SEAN	WILSON	N/A
108	187-271-43	LAURE	GAMBATTI	N/A
109	187-271-41	DONALD	SHIVES	N/A
110	187-274-05	MIRAN	SUTTON	N/A
111	187-274-04	MICHAEL	SULLIVAN	N/A
112	187-274-03	WINDSOR RESIDENTIAL GROUP LLC		N/A
113	187-274-02	RAJPH	TESTA	N/A
114	187-274-01	KEVIN	ARMSTRONG	N/A
115	187-274-23	WINDSOR RESIDENTIAL GROUP LLC		N/A
116	187-361-03	LEVINE LIMITED PARTNERSHIP IV		N/A
117	187-361-04	LEVINE LIMITED PARTNERSHIP IV		N/A
118	187-361-05	LEVINE LIMITED PARTNERSHIP IV		N/A
119	187-361-06	DSL PROVIDENCE LLC		N/A

REZONING
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HORIZON OLD
PROVIDENCE
ROAD REZONING

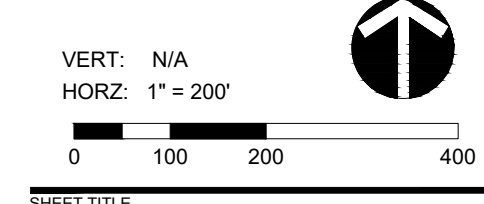
HORIZON DEVELOPMENT
PROPERTIES
400 EAST BOULEVARD
CHARLOTTE, NC 28203

DESIGNER PROJ# 1022364

REVISION / ISSUANCE

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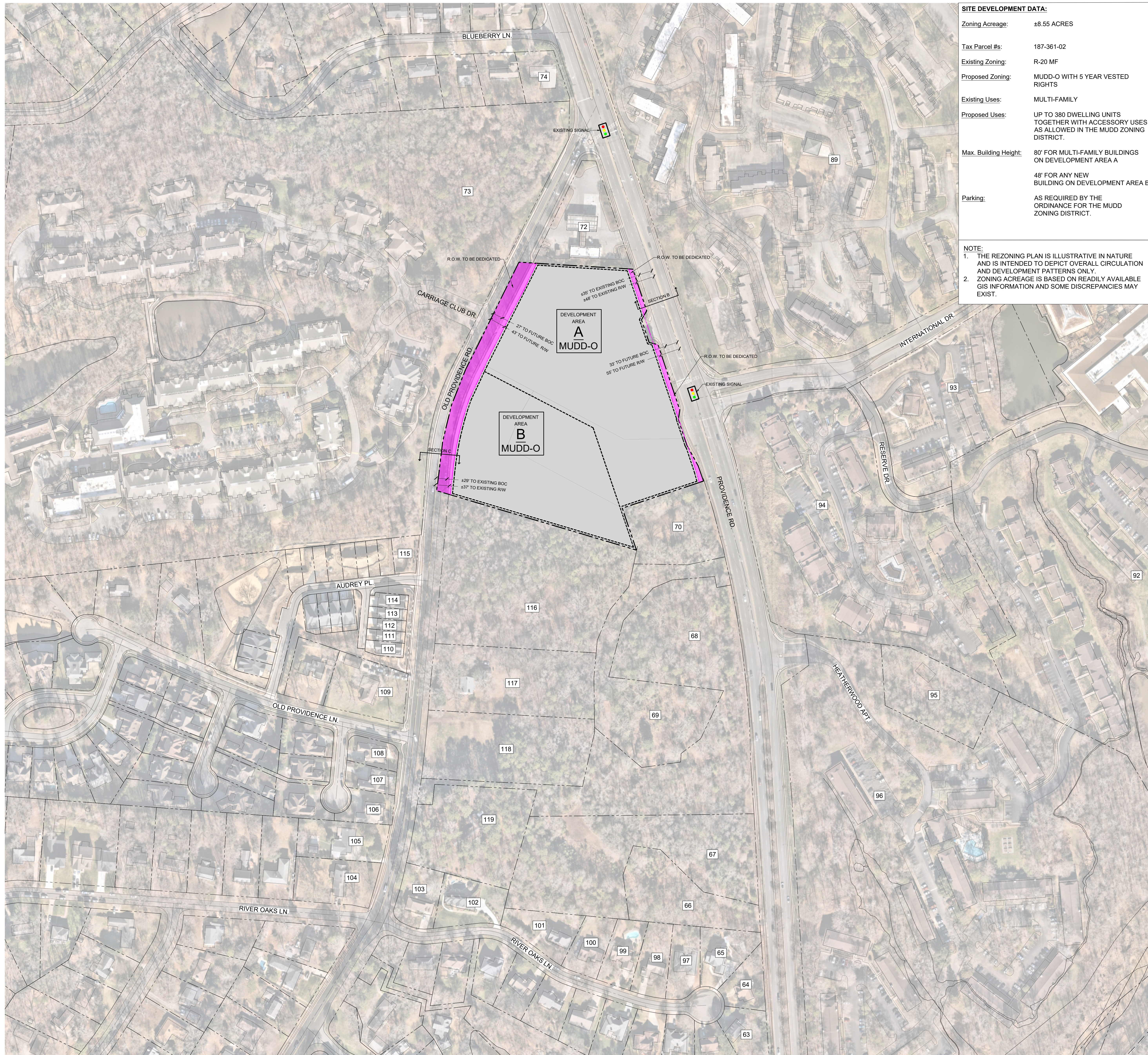
DESIGNED BY: LD
DRAWN BY: MH
CHECKED BY: AM



MASTER EXISTING
CONDITIONS PLAN

RZ1-00

VICINITY MAP
SCALE = 1" = 2,000'



SITE DEVELOPMENT DATA:

Zoning Acreage: 18.55 ACRES

Tax Parcel #: 187-361-02

Existing Zoning: R-20 MF

Proposed Zoning: MUDD-O WITH 5 YEAR VESTED RIGHTS

Existing Uses: MULTI-FAMILY

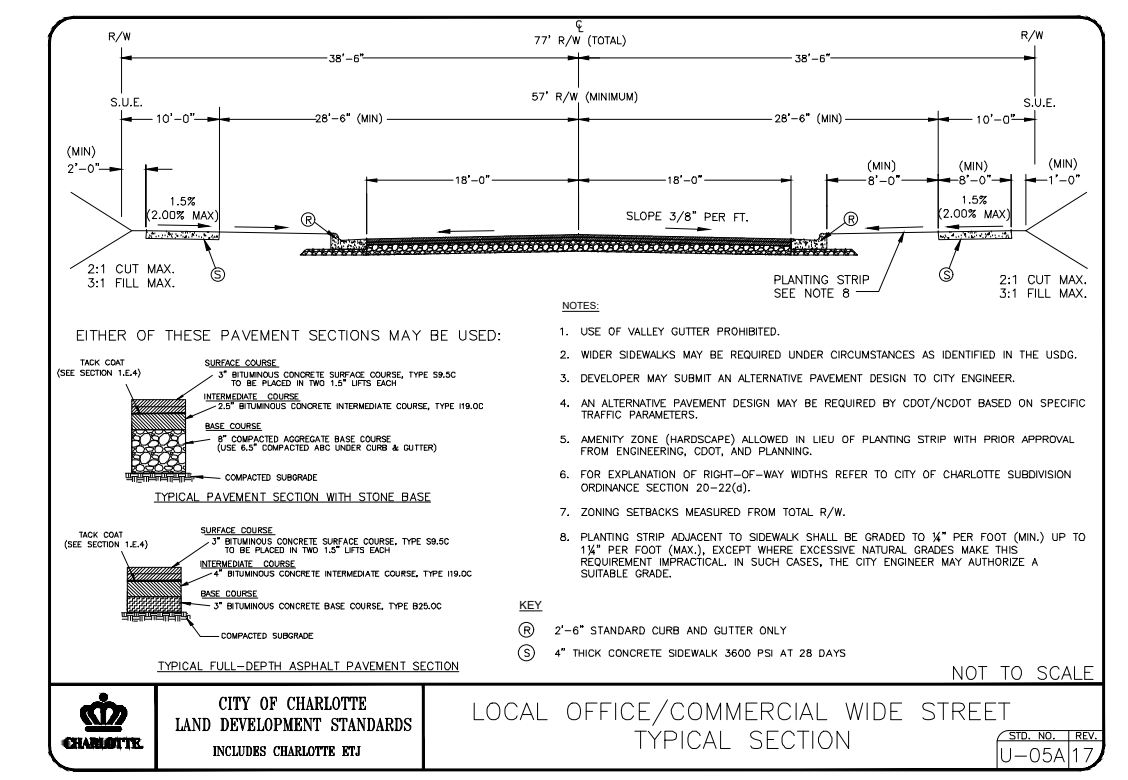
Proposed Uses: UP TO 380 DWELLING UNITS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT.

Max. Building Height: 80' FOR MULTI-FAMILY BUILDINGS ON DEVELOPMENT AREA A
48' FOR ANY NEW BUILDING ON DEVELOPMENT AREA B

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

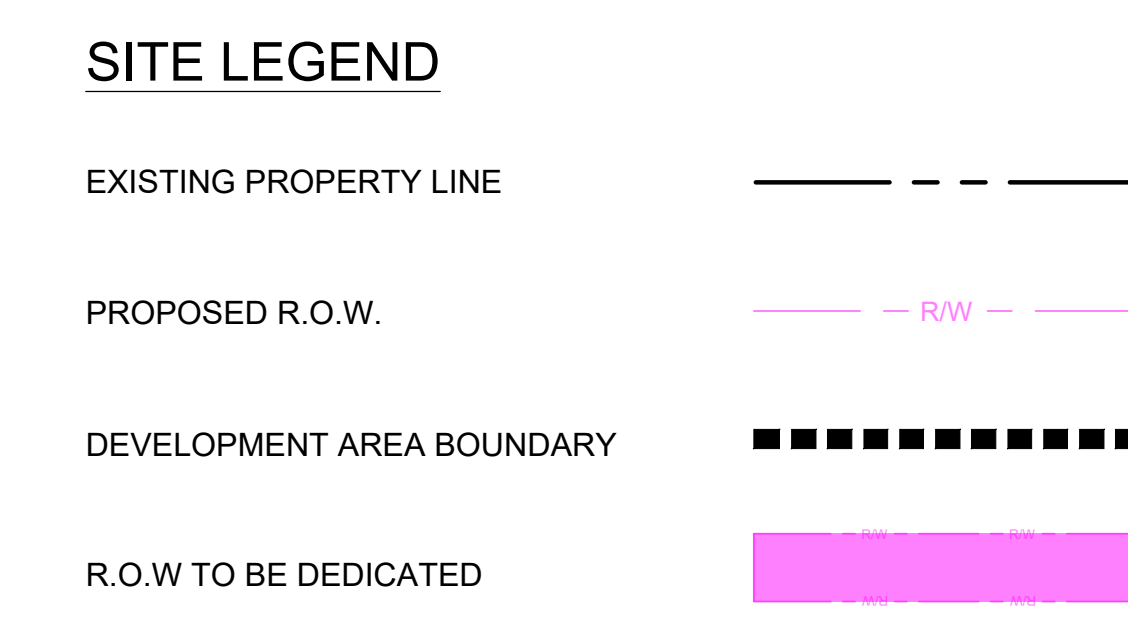
NOTE:

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.



REZONING PETITION NO.
RZP-2023-023

NOT FOR CONSTRUCTION

HORIZON OLD PROVIDENCE ROAD REZONING

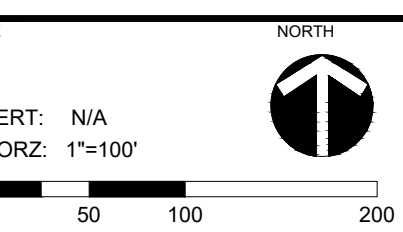
HORIZON DEVELOPMENT PROPERTIES
400 EAST BOULEVARD
CHARLOTTE, NC 28203

PROJECT: 1022364

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DESIGNED BY: LD
DRAWN BY: MB
CHECKED BY: AM



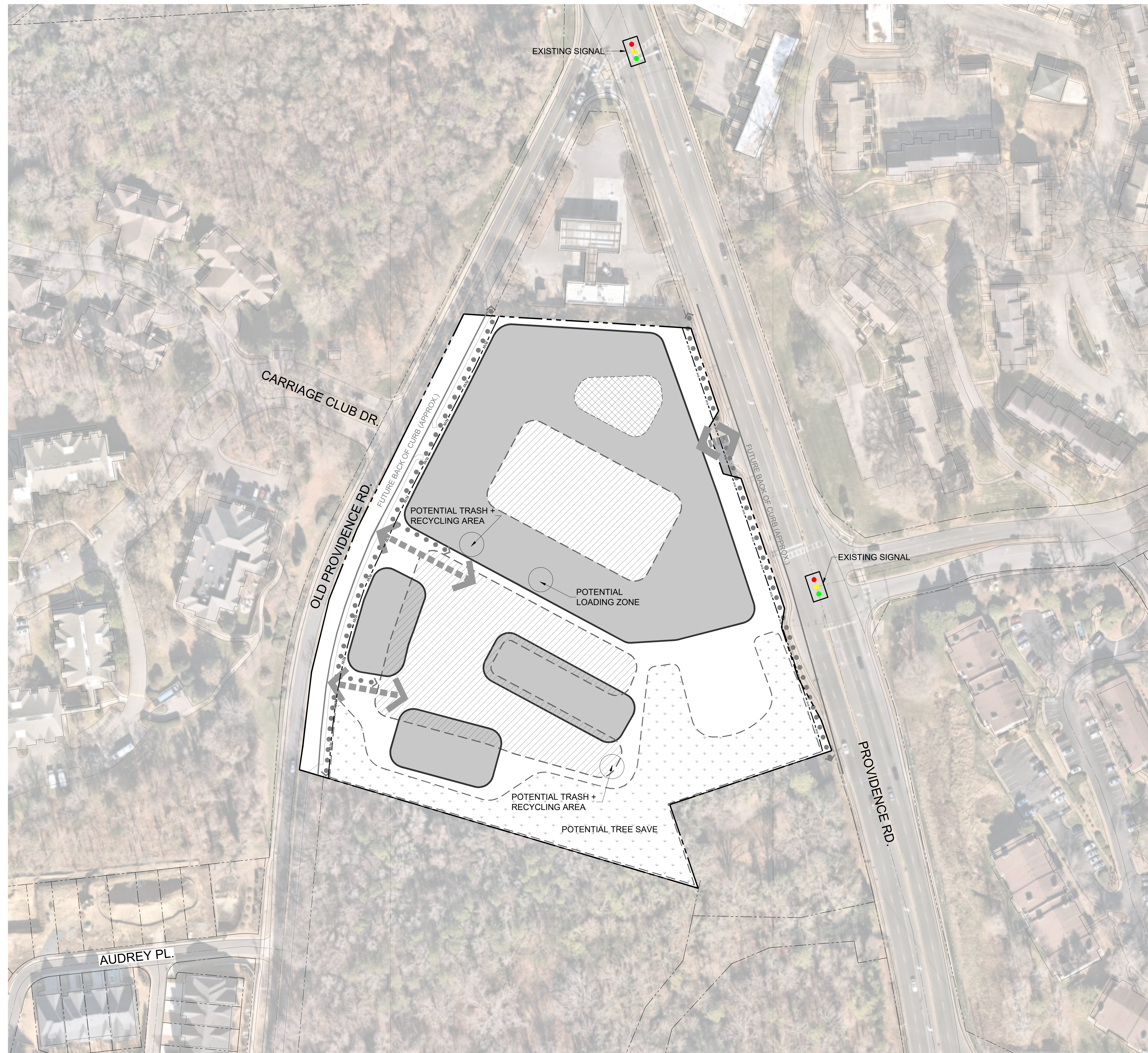
TECHNICAL DATA SHEET

SHEET NUMBER: RZ2-00



LEGEND

- EXISTING PROPERTY LINE ---
- PROPOSED POTENTIAL BUILDING ENVELOPE
- PROPOSED POTENTIAL PARKING ENVELOPE
- PROPOSED POTENTIAL OPEN SPACE ENVELOPE
- PROPOSED POTENTIAL TREE SAVE
- PROPOSED VEHICULAR CIRCULATION
- PROPOSED R.O.W. --- RW ---
- PROPOSED POTENTIAL PEDESTRIAN CIRCULATION



REZONING PETITION NO.
RZP-2023-023

KEY MAP

SEAL

NOT FOR CONSTRUCTION

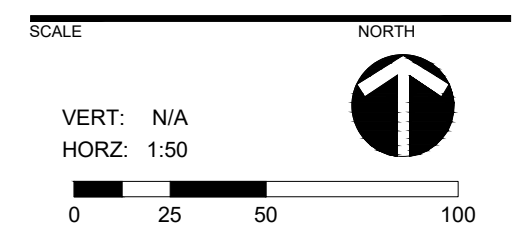
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DESIGNED BY: LD
DRAWN BY: DR
CHECKED BY: AM



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

SHEET TITLE

SHEET NUMBER

RZ2-01



Site Development Data

- Acreage: 4.855 -Tax Parcel No: 187-361-02 -Existing Zoning: R-20 MF
-Proposed Zoning: MUDD -O with 5 Year Vested Rights
-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 8.55 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").
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.
c. Graphics and Alterations: The schematic depictions of the uses, 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 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.
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 Petitioner shall, in accordance with Chapter 7 of the Ordinance, the existing buildings, structures, surface parking facilities and any other existing improvements on the Site may remain in place and continue to be utilized.

2. Optional Provision

- 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.
b. A total maximum of 380 dwelling units may be developed on the Site, of which a maximum of 350 may be multi-family dwelling units.
c. Any new buildings constructed on Development Area B adjacent to Old Providence Road may only contain single family attached dwelling units.

4. Access and Transportation Improvements

- a. Vehicular access shall be as generally depicted on the Rezoning Plan.
b. The alignments of the internal private drive(s) 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.
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 items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed existing City-maintained street right-of-way by a private individual, group, business, or homeowners/business association.
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.
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.

5. Architectural Standards

- a. The maximum height of the new multi-family building to be constructed on Development Area A shall be 80 feet.
b. The maximum height of any new building constructed on Development Area B shall be 48 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.
(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 on Development Area A shall front a minimum of 50% of the total network required street frontage on the Site/Development Area A (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).
(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.
(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.
(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.
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.
(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) Porches and overhangs shall not be used in calculating the fifteen (15) foot setbacks.
(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. Streetscape

- 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.
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.
c. The width of the planting strips referenced above may be reduced to accommodate environmental features as approved by CDOT.

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.

8. Amenity Area/Urban Open Space

- 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.
b. The site shall comply with the urban open space requirements of Section 9.8500(e) of the Ordinance.
c. Seating will be provided in urban open space areas.

9. Lighting

- a. The maximum height of any new freestanding lighting fixture installed on the Site shall be 21 feet.
b. All new freestanding lighting fixtures installed on the Site (excluding tower accent lighting) shall be installed so that the beams, accessories, parking areas and canopies and landscape lighting shall be fully capped and directed and the illumination downwardly directed so that direct illumination does not extend past any property line of the site.
c. Any lighting fixtures attached to then new buildings to be built/constructed on the Site shall be decorative, capped and downwardly directed. "Wall-pak" type lighting fixtures may not be installed on then new building to be located/constructed on the site.

10. 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.

11. 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.

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

PROJECT NO: 1022364

REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Includes entries for REZONING SUBMITTAL and RESUBMITTAL.

DESIGNED BY: LD
DRAWN BY: DR
CHECKED BY: AM

SCALE: NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE: DEVELOPMENT STANDARD NOTES

SHEET NUMBER: RZ3-00