

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SEPARATE REZONING PETITIONS WILL COLLECTIVELY REVITALIZE AN AREA BY REPLACING A PORTION OF THE OVER 55 YEAR OLD OUT OF DATE OBSOLETE RESIDENTIAL UNITS WITH A VARIETY OF HOUSING TYPES AND A MIXED-USE NEIGHBORHOOD CENTER.

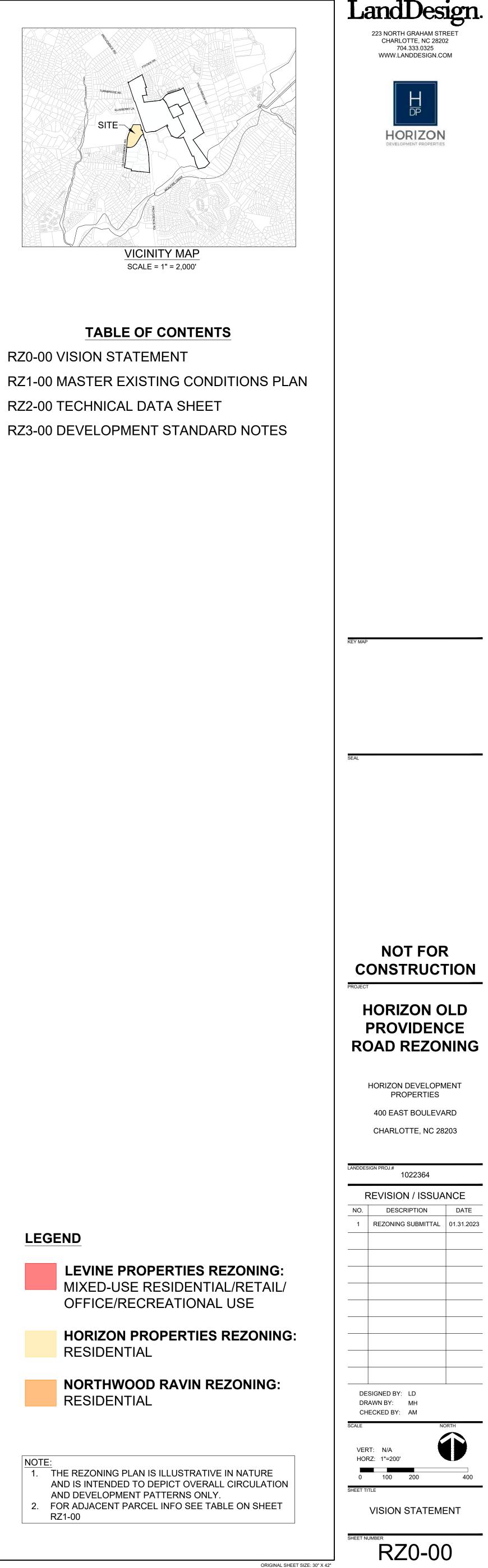
THIS REVITALIZATION WILL CREATE NEW AFFORDABLE/WORKFORCE HOUSING UNITS AND UPGRADE/EXTEND THE USEFUL LIFE OF OTHERS.

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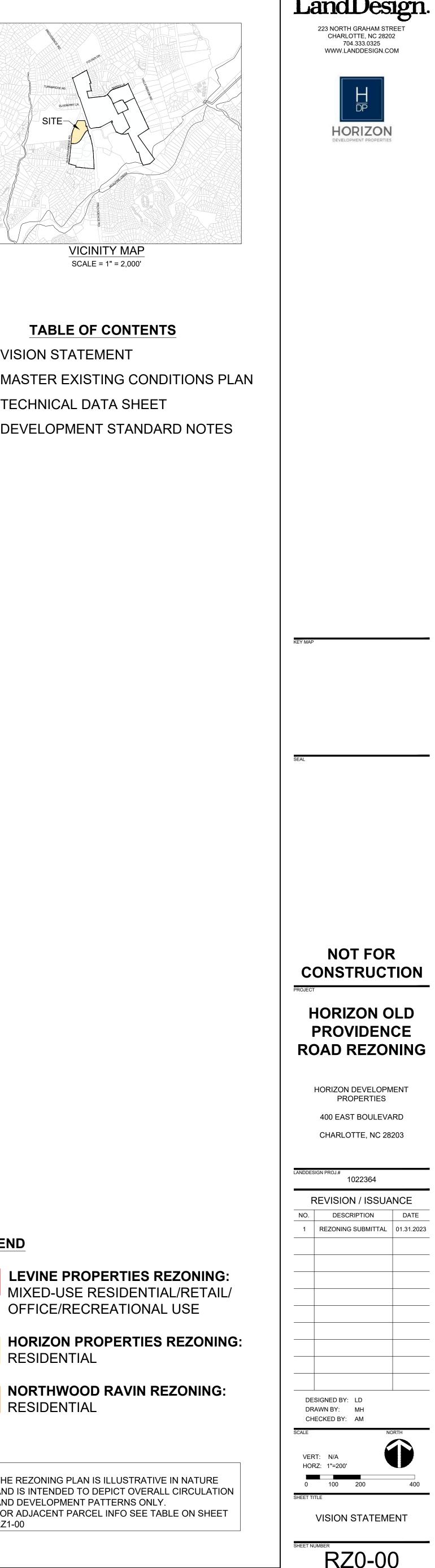
IT WILL BRING SMALLER FORMAT RETAIL AND EXCITING NEW GROCERY STORE OPPORTUNITY AS WELL AS CREATE AN IMPROVED STREET NETWORK AND PEDESTRIAN WALKABILITY.

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.

VISION FOR PROVIDENCE RD JOINT REDEVELOPMENT



RZ0-00 VISION STATEMENT RZ2-00 TECHNICAL DATA SHEET







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ORIGINAL SHEET SIZE: 30" X 42"

NOT FOR CONSTRUCTION HORIZON OLD PROVIDENCE **ROAD REZONING** HORIZON DEVELOPMENT PROPERTIES 400 EAST BOULEVARD CHARLOTTE, NC 28203 1022364 **REVISION / ISSUANCE** NO. DESCRIPTION DATE 1 REZONING SUBMITTAL 01.31.2023 DESIGNED BY: LD DRAWN BY: MH CHECKED BY: AM VERT: N/A HORZ: 1"=200' MASTER EXISTING CONDITIONS PLAN RZ1-00

LandDesign.

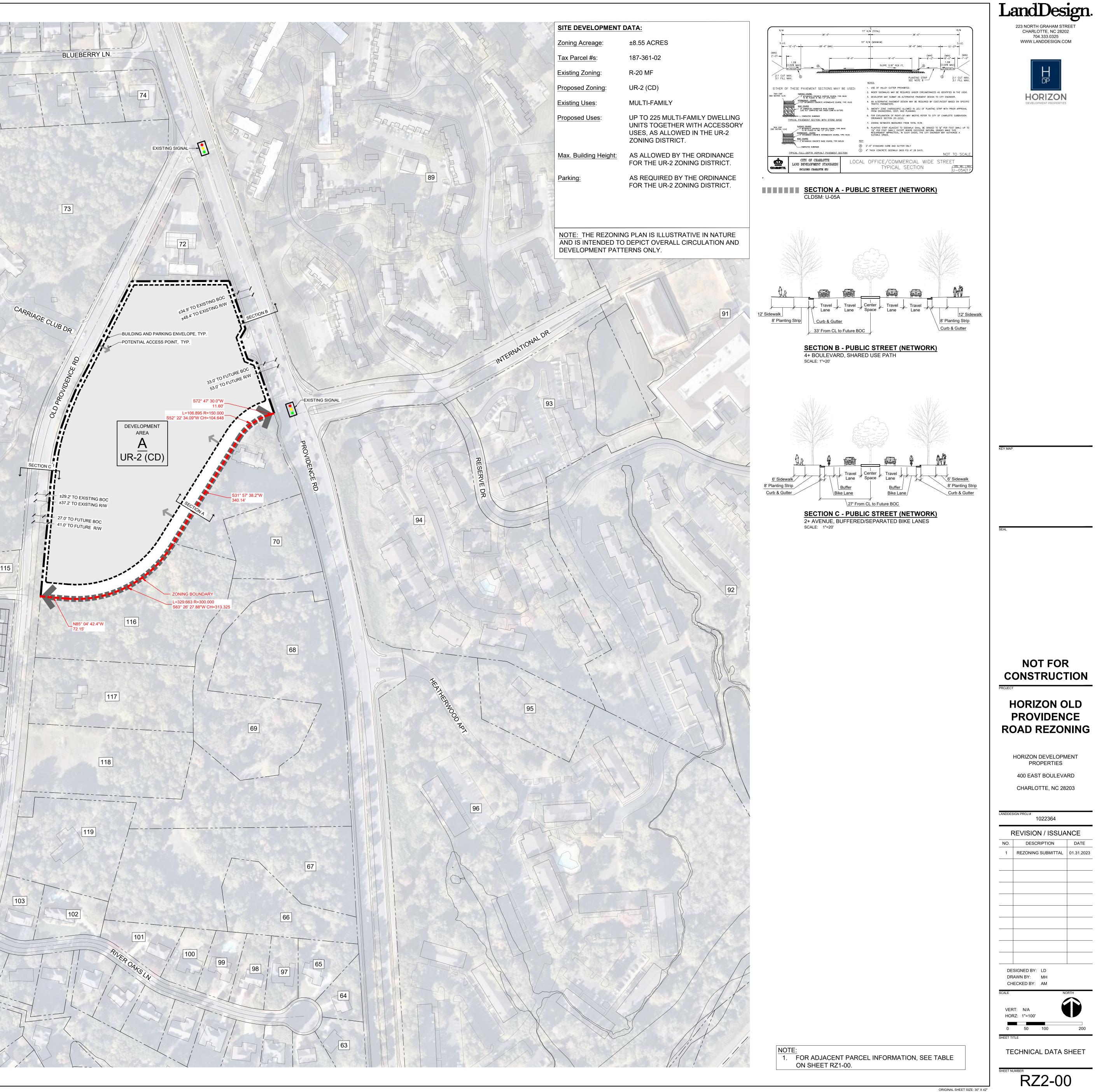
223 NORTH GRAHAM STREET CHARLOTTE, NC 28202

704.333.0325 WWW.LANDDESIGN.COM

HORIZON

_____ -----115 AUDREY PL. 114 113 111 110 ----109 OLD PROVIDENCE LN. 108 107 106 105 104 RIVER OAKS LN. _____ _____

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Site Development Data

--Acreage: ± 8.55 --Tax Parcel No: 187-361-02 --Existing Zoning: R-20 MF --Proposed Zoning: UR-2 (CD) --Existing Use: Multi-family

--Proposed Use: Up to 225 multi-family dwelling units together with accessory uses, as allowed in the UR-2 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 multi-family 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"). The Site is comprised of Tax Parcel No. 187-361-02. 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"). The regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site. c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, buildings, internal public and private streets, driveways 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 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 phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are: i.minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration 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.

2. <u>Permitted Uses/Development Limitations</u>

a. The Site may only be devoted to a residential community containing a maximum of 225 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center, clubhouse, swimming pool, dog park, playground and gathering areas. b. The overall multi-family development shall maintain monthly rents that are income restricted to households earning on average 60% 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 a new building constructed on the Site.

c. The development shall not exceed a maximum floor area ratio of 1.0.

3. Access and Transportation Improvements

a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the 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 and private streets, internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

4. Architectural Standards

a. The maximum height of any building constructed on the Site shall be governed by the Ordinance.

5. <u>Streetscape</u>

a. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontages on Old Providence Road and Providence Road as generally depicted on the Rezoning Plan. The minimum 8 foot wide sidewalks (or portions thereof) may be located within permanent sidewalk easements.

6. <u>Environmental Features</u>:

a. Development of the Site shall comply with the City of Charlotte Tree Ordinance. b. The tree save areas depicted on the Rezoning Plan are conceptual and the actual tree save areas provided on the Site may differ from what is depicted on the Rezoning Plan provided that the Site complies with the requirements of the Tree Ordinance. c. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

7. 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.

8. <u>Binding Effect of the Rezoning Application</u>

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.

