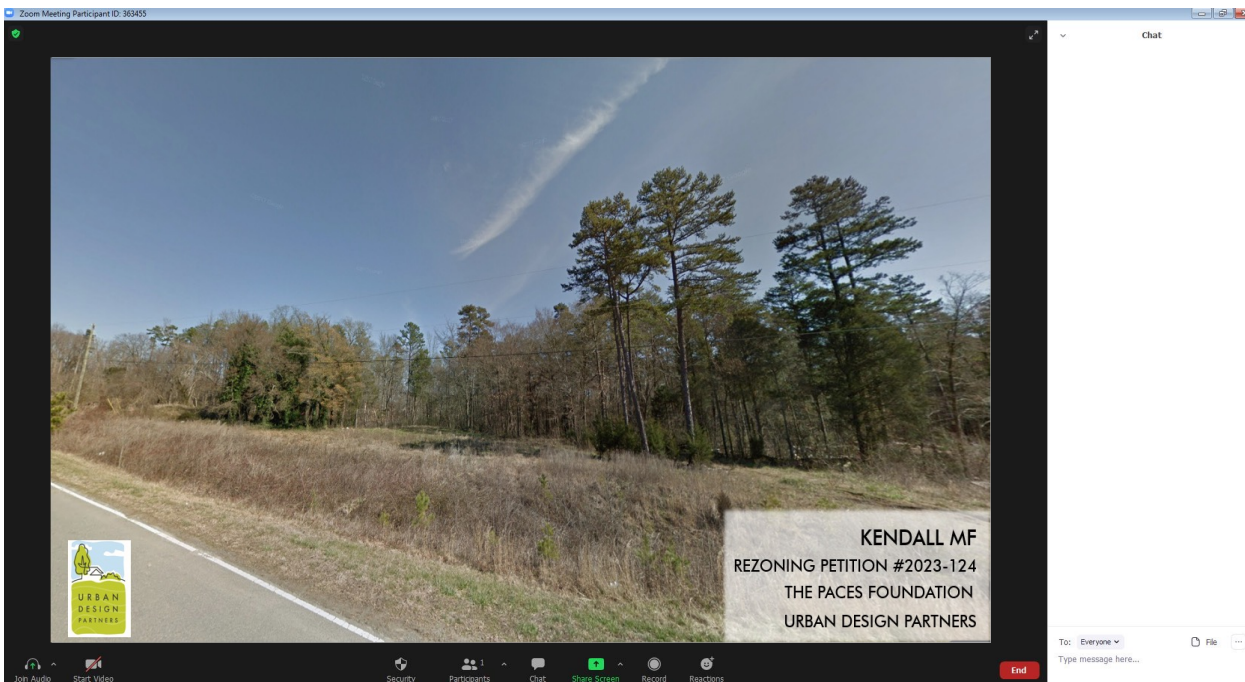




**KENDALL MF  
REZONING PETITION #2023-124  
THE PACES FOUNDATION  
URBAN DESIGN PARTNERS**



1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.



2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.

MOORES CHAPEL RD

I-485

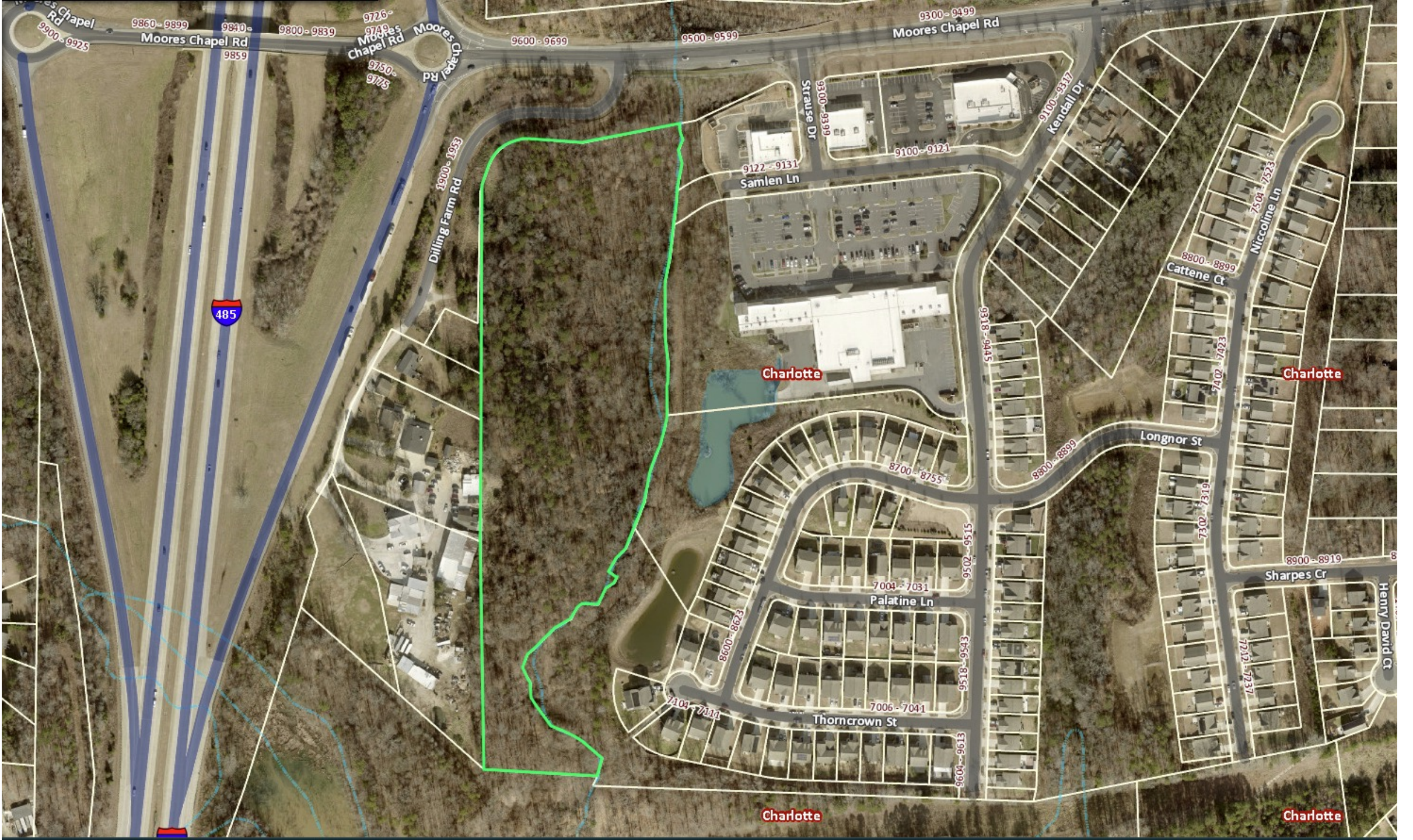
DILLING FARM RD

KENDALL DR



SITE





# WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

**N1-A**

**N1-B**

**N1-C**

**N1-D**

**N1-E**

**N1-F**

**N2-A**

**N2-B**

**N2-C**

**CG**

**CR**

**IC-1**

**IC-2**

**OFC**

**RC**

**ML-1**

**ML-2**

**IMU**

**NC**

**CAC-1**

**CAC-2**

**RAC**

**UE**

**UC**

**TOD-TR**

**TOD-CC**

**TOD-NC**

**TOD-UC**

- Conventional vs Conditional Zoning
- “CD” Conditional Ex: N1-F (CD)
- Types of Zoning Districts:
  - Neighborhood
  - Employment
  - Centers
  - Special Purpose & Overlay

# CLT 2040 COMPREHENSIVE PLAN

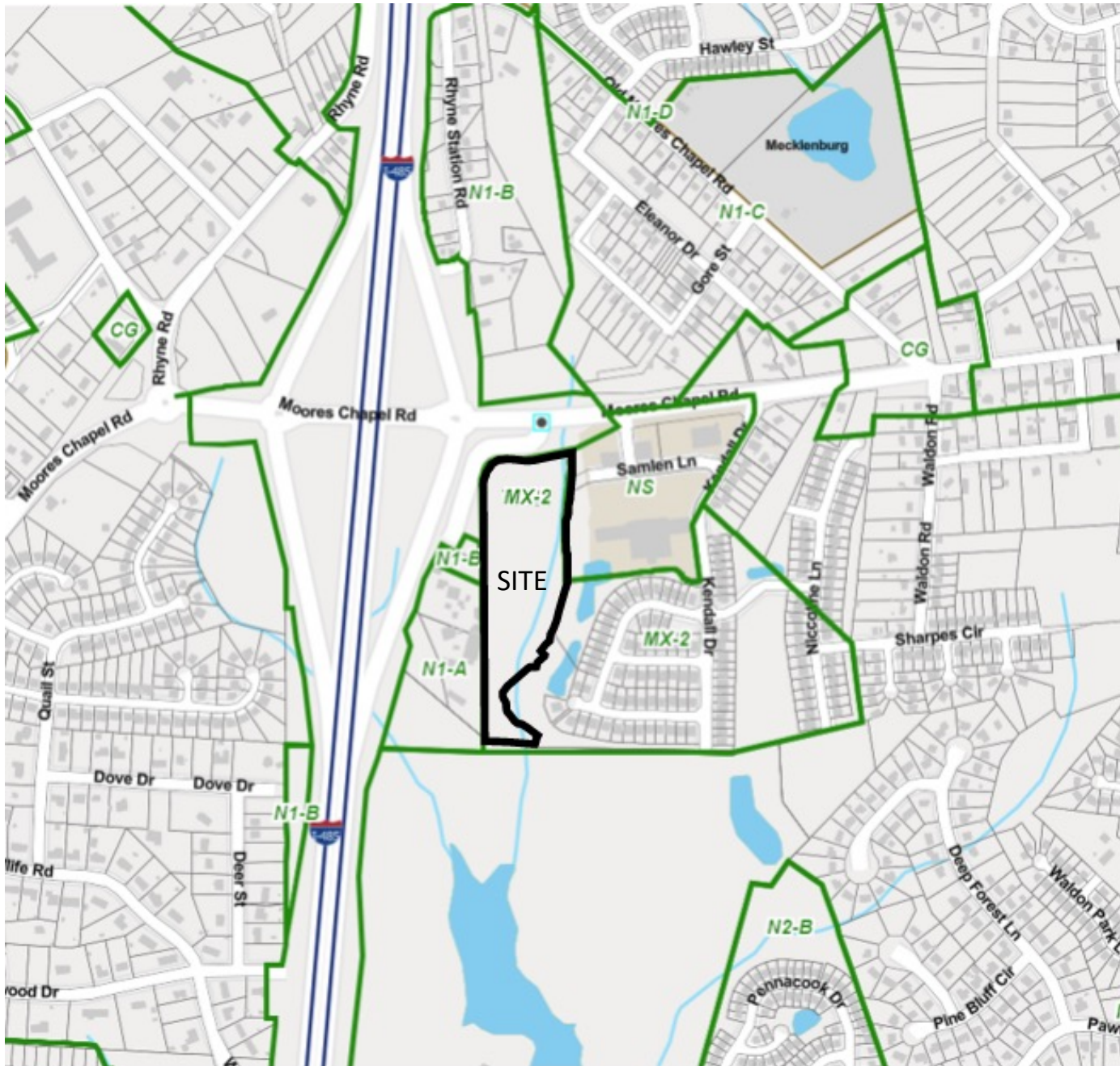
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. [CLTFuture2040plan.com](http://CLTFuture2040plan.com)

# CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a single document and aligns these standards with the vision of the 2040 Comprehensive Plan.

# 2040 POLICY MAP

With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



## CURRENT ZONING MAP AND DISTRICTS:

- NS
- N1-A, B, C, D
- N2-B
- MX-2
- CG

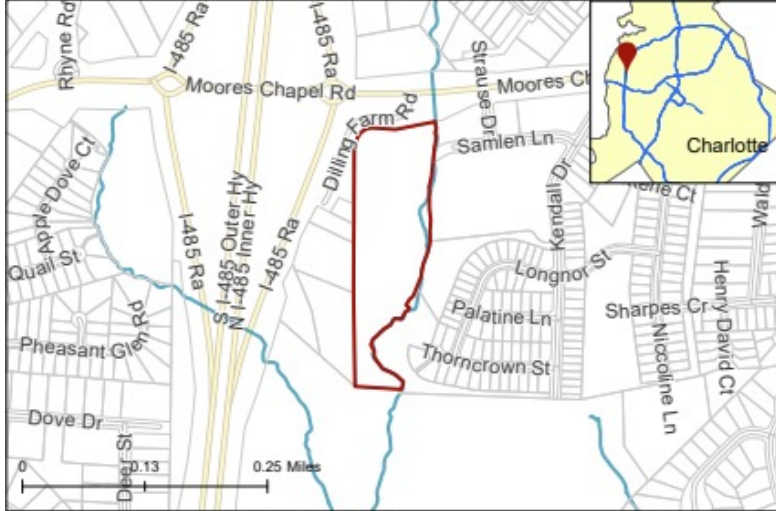
**2023-124: The Paces Foundation**

**Current Zoning** MX-2 (Mixed Use District-2)

**Requested Zoning** N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 10.54 acres

**Location of Requested Rezoning**



**Rezoning Map**

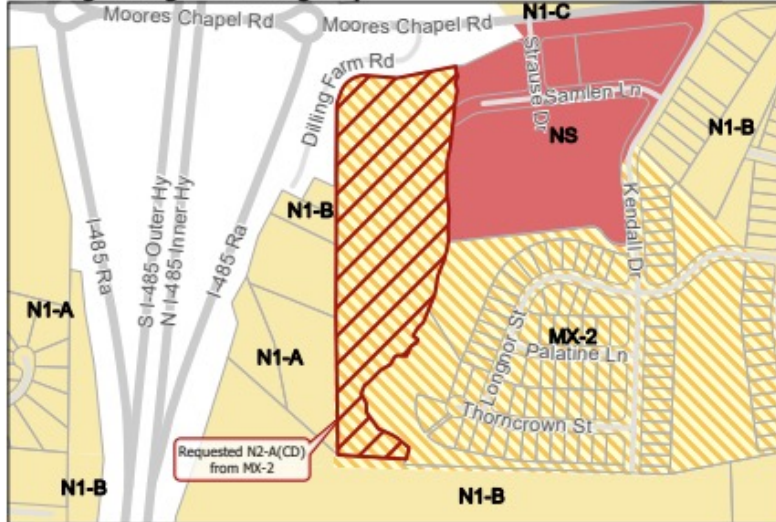


- 2023-124
- Inside City Limits
- Parcel
- Streams

City Council District  
 3-Victoria Watlington



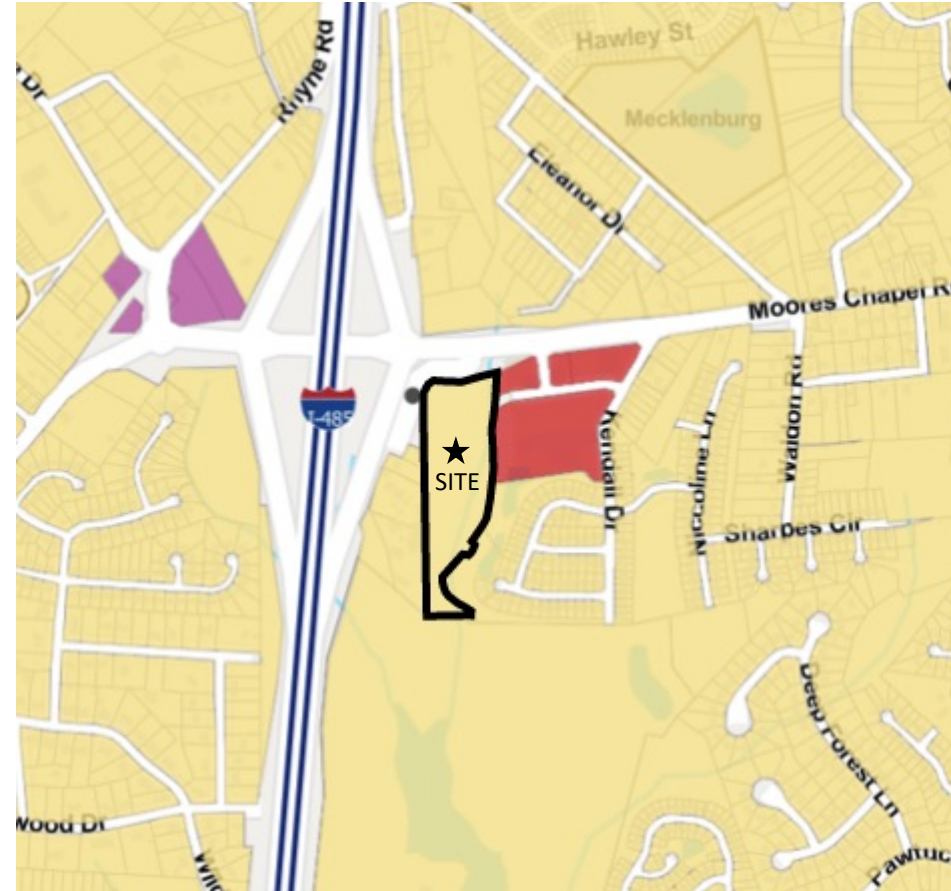
**Existing Zoning & Rezoning Request**



- Requested N2-A(CD) from MX-2
- Zoning Classification
- Neighborhood 1
  - Mixed Residential
  - Commercial



**Charlotte Future 2040 Policy Map**

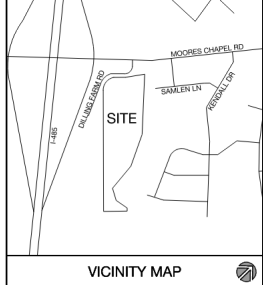


- Neighborhood 1
- Commercial
- Neighborhood Center



# DESIGN CONSIDERATIONS

- Existing Site Conditions
- City of Charlotte Unified Development Ordinance
- Community Input
- Environmental Features
- Charlotte 2040 Plan and Policy Mapping
- Pedestrian Safety
- Vehicular Traffic Patterns
- Greenspace and Natural Areas



VICINITY MAP

**HATCH LEGEND**

- [Green hatched box] GREEN AREA / TSA

**LEGEND**

- [Dashed line] PERENNIAL TRIBUTARY

**Site Development Data:**  
 Acreage: +/- 10.54 AC  
 Tax Parcel: 055-191-68  
 Existing Zoning: MX-2  
 Proposed Zoning: N/A  
 Proposed Uses: Up to (140) Age Restricted (as defined below) Multi-Family Stacked Residential Units



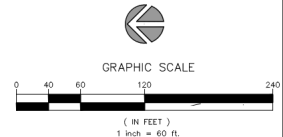
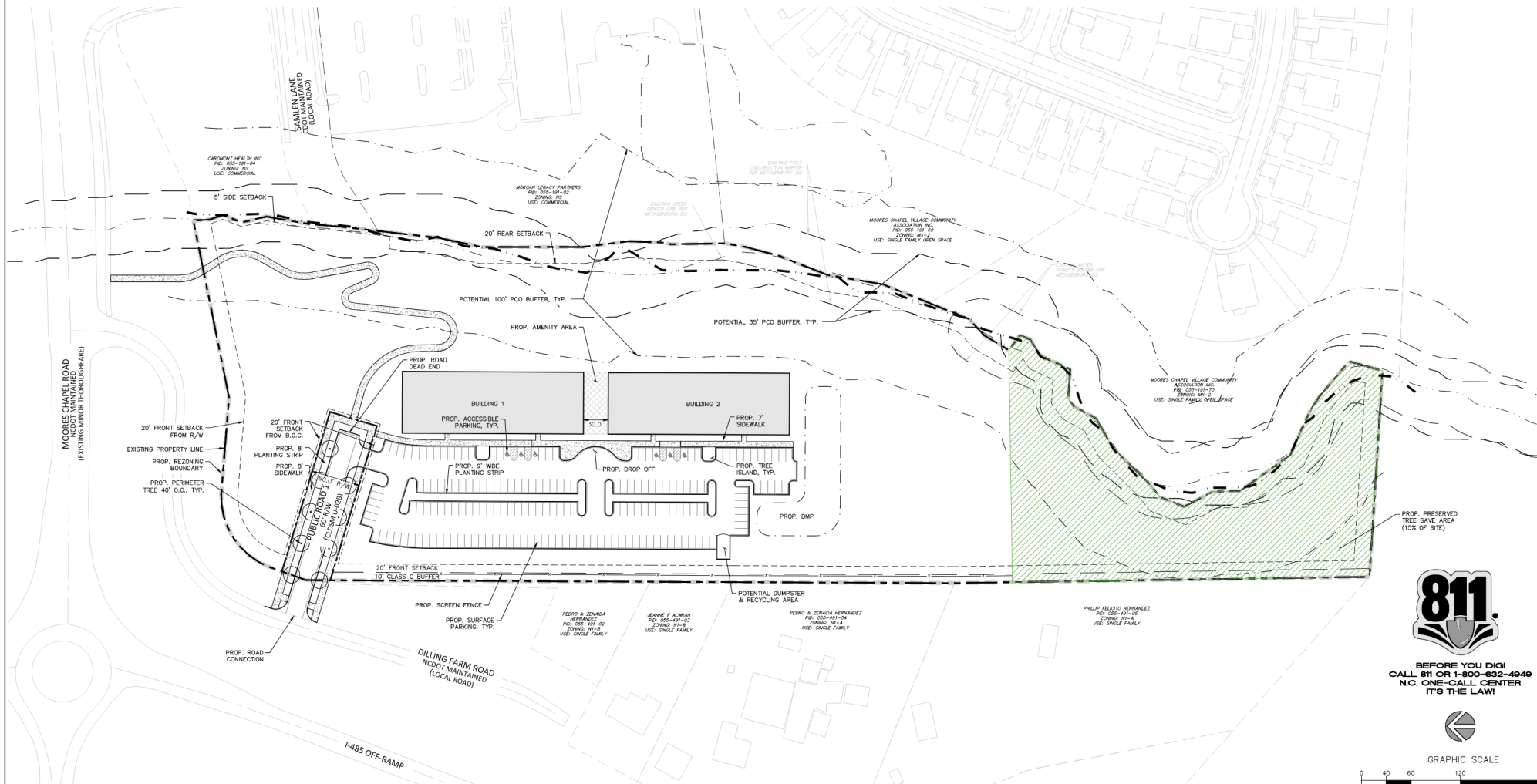
1213 W Ironhead St Ste 400  
 Charlotte, NC 28208  
 P 704.354.2002  
 urban@urbandesignpartners.com

nc firm no: P-0418 ic cdl no: C-0304

PRELIMINARY DRAWING  
 FOR REVIEW PURPOSES ONLY

The Paces Foundation  
 Renee Sandell

2730 Cumberland Blvd. SE  
 Smyrna, GA 30080



Kendall MF

Rezoning Plan  
 Charlotte, NC 28214

NO.	DATE	BY	REVISIONS

Project No: 23-CLT-058  
 Date: 08.21.2023  
 Sheet No:

RZ-1.0

SITE DATA:	
PARCEL ID:	055-191-68
SITE AREA:	10.54 AC
EXISTING ZONING:	MX-2
PROPOSED ZONING:	N2-A
PROPOSED USE:	UP TO 140 AGE RESTRICTED MULTI-FAMILY STACKED RESIDENTIAL



# KENDALL MULTI-FAMILY | SITE RENDERING

NOT TO SCALE  
11.29.2023



# ZONING PETITION TIMELINE

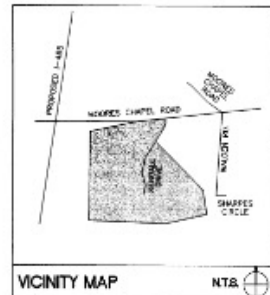
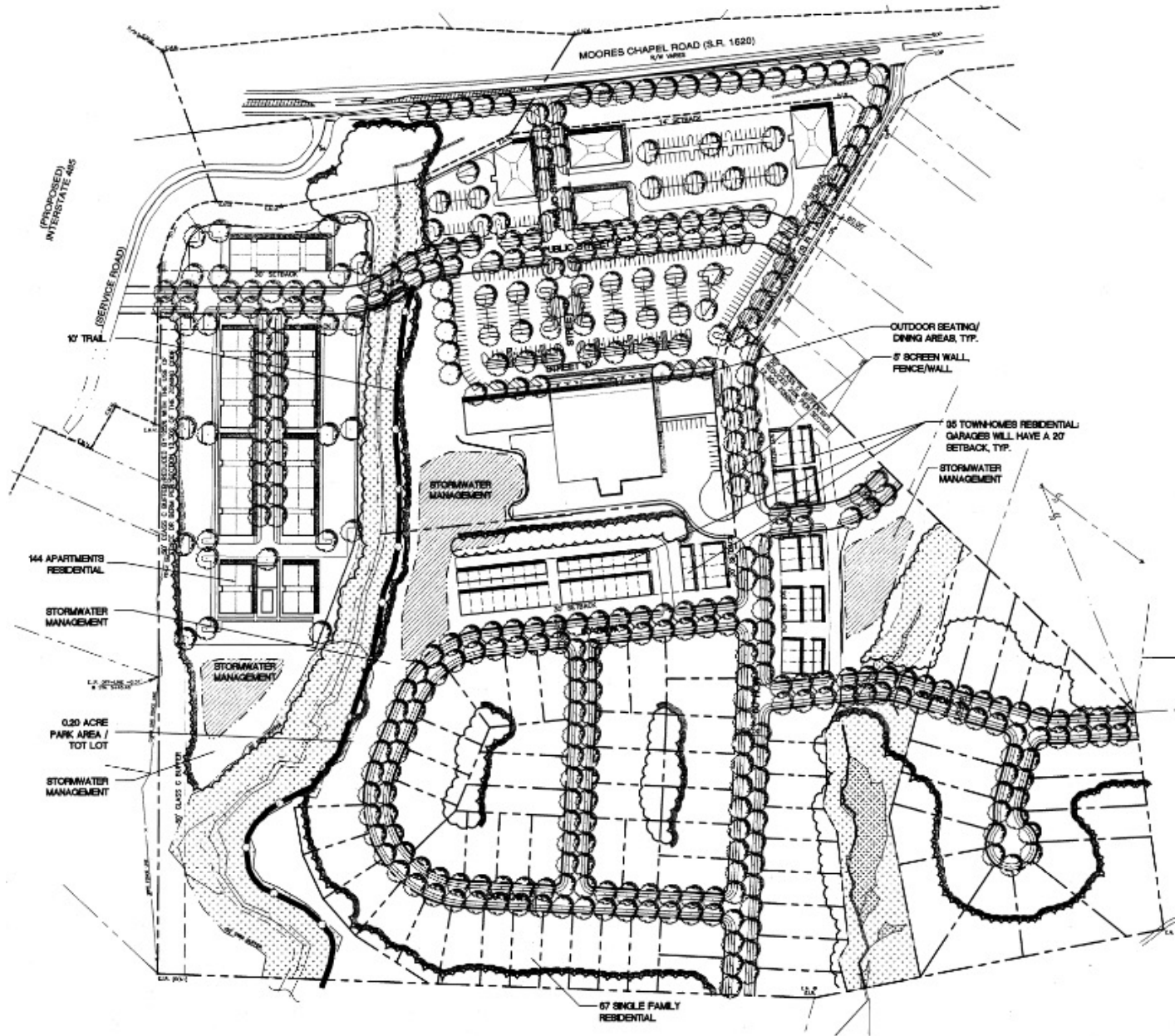
- Petitioner Community Meeting: November 30, 2023
- Public Hearing: Jan 16/Feb 19, 2024
- Zoning Committee: Jan 30/March 5, 2024
- Possible Council Decision: Feb 19/March 18, 2024

Questions?

[www.urbandesignpartners.com/rezoning](http://www.urbandesignpartners.com/rezoning)

[ngroce@urbandesignpartners.com](mailto:ngroce@urbandesignpartners.com)

(O) 704-334-3303



**VICINITY MAP** N.T.S.

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**Cole, Jenest & Stone**  
 Survey & Engineering  
 Planning & Architecture

- Civil/Planning
- Professional Architecture
- Civil/Structural
- Surveying
- Other Design

**LAUTH PROPERTY GROUP**  
 6805 Morrison Boulevard, Suite 390  
 Charlotte  
 North Carolina 28211

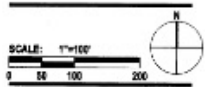
**MOORES CHAPEL ROAD / I-485  
 REZONING**

FOR PUBLIC HEARING  
 Petition No. 2005-121

**SCHEMATIC  
 SITE PLAN**

Project No.  
 3186  
 Issued  
 05/15/08

Revised  
 06/20/08 - REZONING COMMENTS  
 05/15/08 - REZONING COMMENTS - PUBLIC HEARING  
 05/15/08 - REZONING COMMENTS  
 07/07/08 - REZONING COMMENTS



R22.0 of 4

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