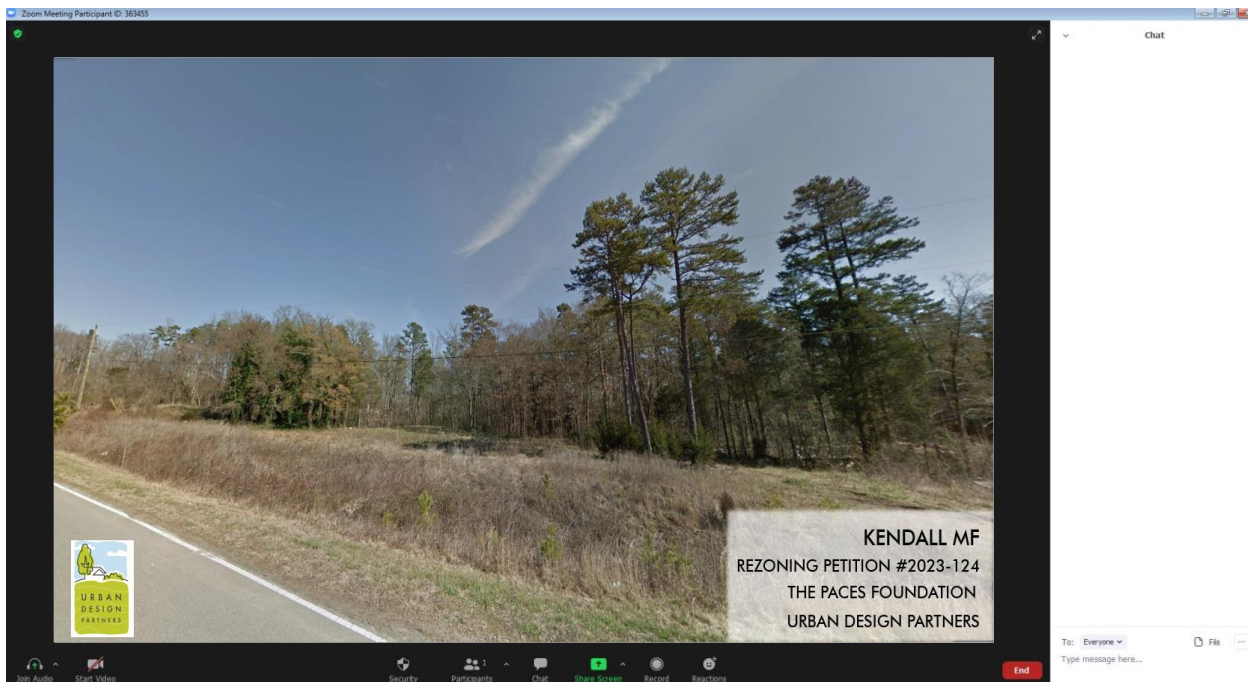




**KENDALL MF
REZONING PETITION #2023-124
THE PACES FOUNDATION
URBAN DESIGN PARTNERS**



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

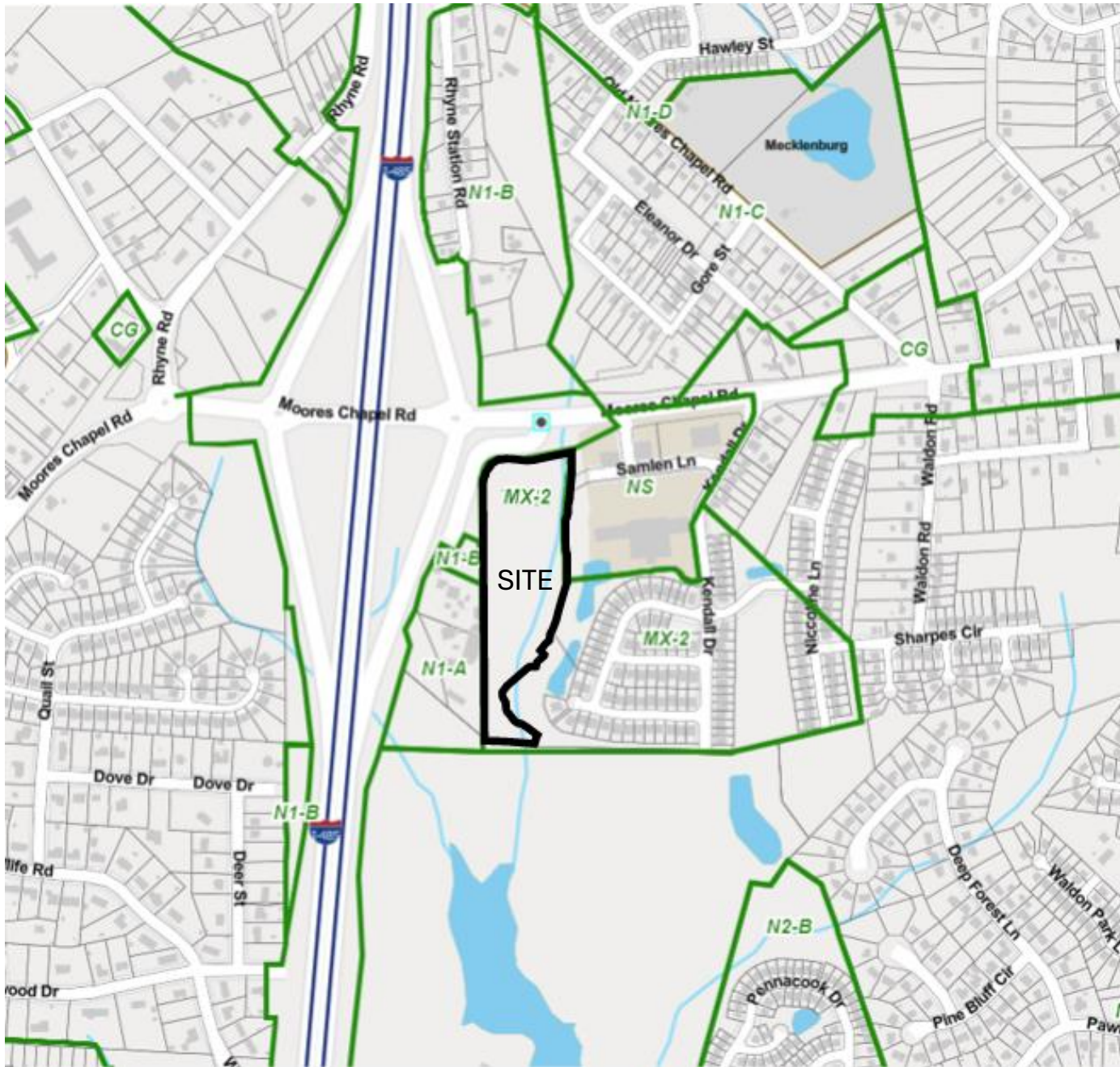
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

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

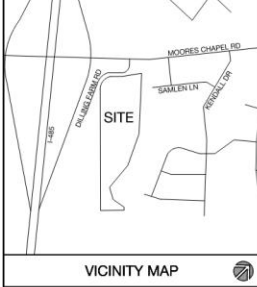
Charlotte Future 2040 Policy Map



- 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



HATCH LEGEND

GREEN AREA / TSA

LEGEND

PERENNIAL TRIBUTARY

Site Development Data:
 Acreage: +/- 10.54 AC
 Tax Parcel: 055-191-08
 Existing Zoning: M-2
 Proposed Zoning: N2-A
 Proposed Uses: Up to (140) Age Restricted (as defined below) Multi-Family Stacked Residential Units

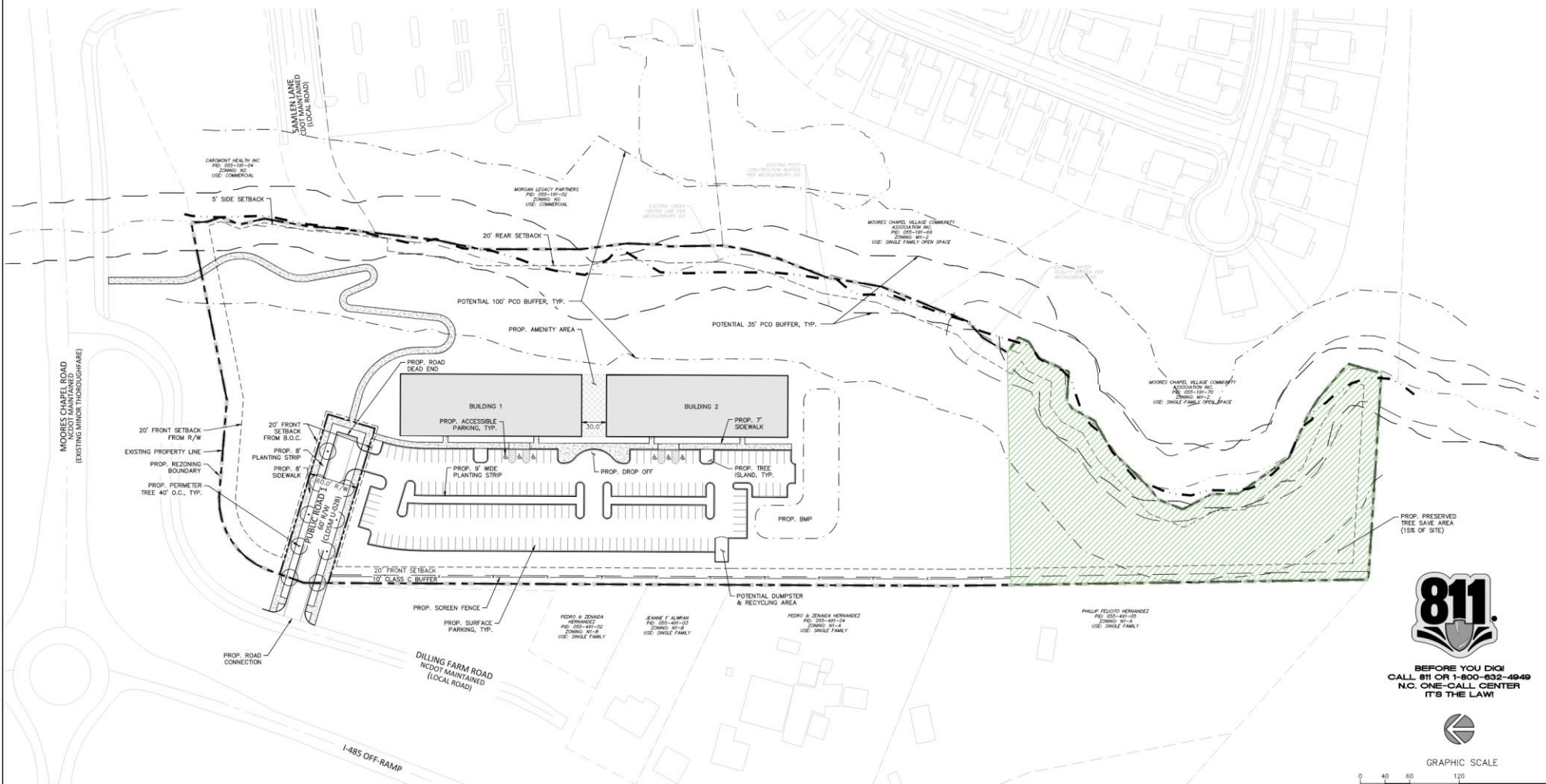


nc firm no: P-0418 nc coa no: C-03044

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



BEFORE YOU DIG!
 CALL 811 OR 1-800-632-4949
 N.C. ONE-CALL CENTER
 IT'S THE LAW!



GRAPHIC SCALE



NO.	DATE	BY	REVISIONS

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

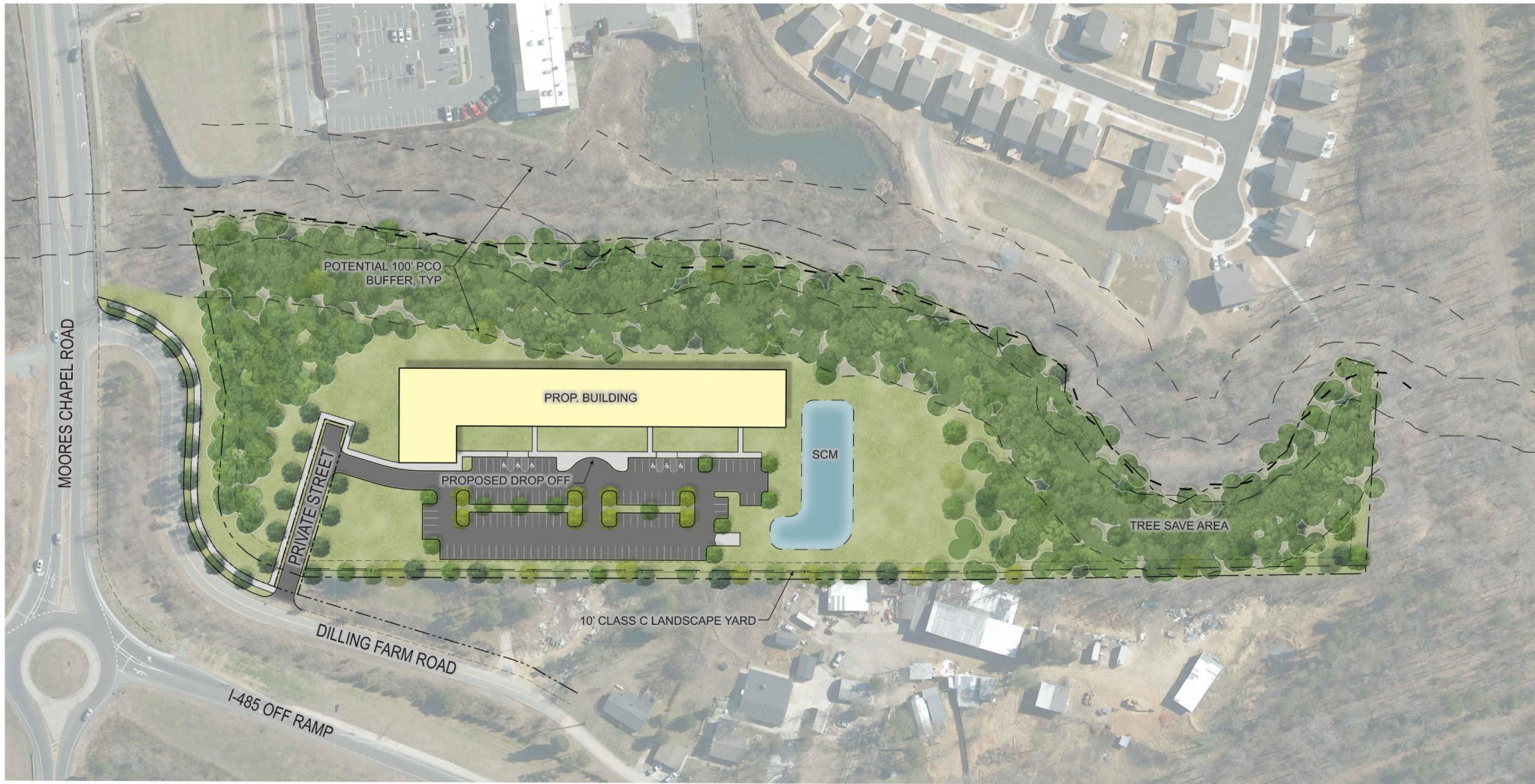
RZ-1.0



KENDALL MULTI-FAMILY | SITE RENDERING

Changes Since November 30th

- Building Design
- Reduced Unit Count
- Parking Area
- Roadway Exception Approval
- Sidewalk Location



KENDALL MULTI-FAMILY | SITE RENDERING

0 60 120 180



1" = 60'

MAY 2024



ZONING PETITION TIMELINE

- Petitioner Community Meeting: May 29, 2024
- Public Hearing: June 17, 2024
- Zoning Committee: July 2, 2024
- Possible Council Decision: August 19, 2024

Questions?

Nolan Groce, MPA

Urban Design Partners

ngroce@urbandesignpartners.com

(704) 334-3303



Kendall Multi-Family

12/1/2023

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Senior Adult Housing (Multi-Family) [252]	140	DUs	429	9	19	28	20	15	35

References:

Trip Generation, 11th Edition, Institute of Transportation Engineers, Washington, DC. 2021.



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

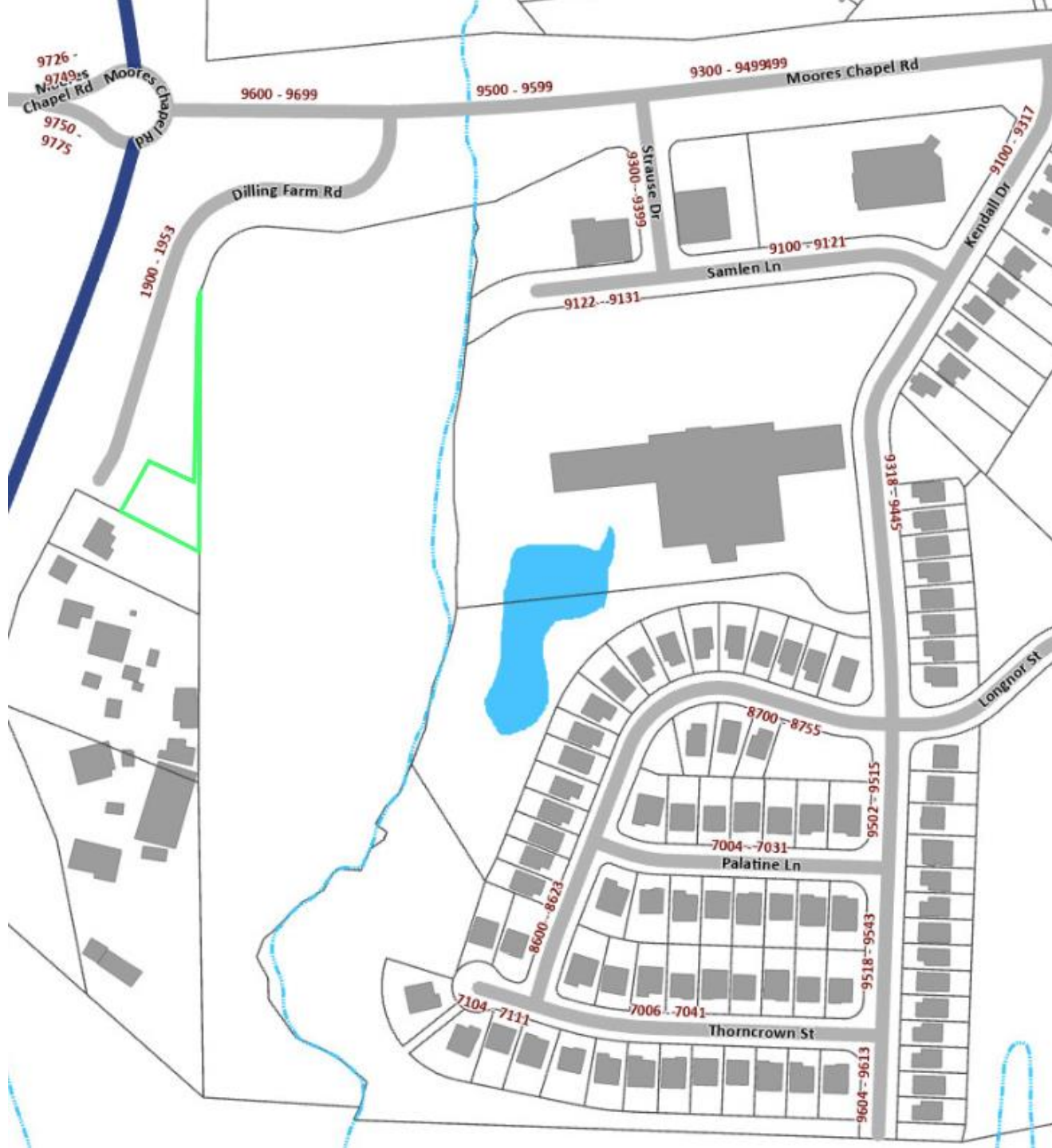
[HUD.gov](https://www.hud.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

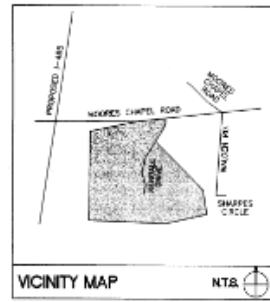
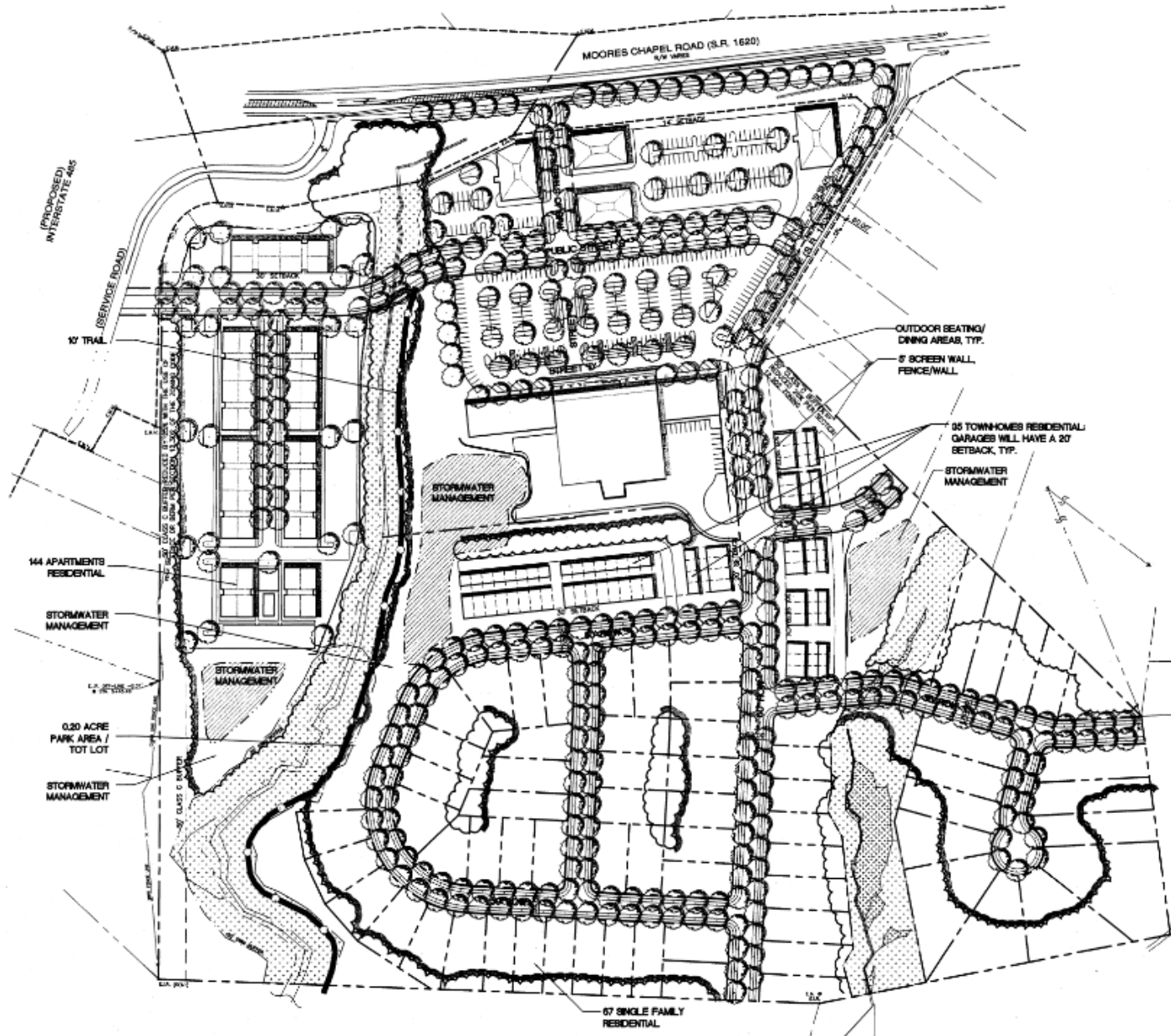
FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area	\$106,000	Very Low (50%) Income Limits (\$) Click for More Detail	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
		Extremely Low Income Limits (\$)* Click for More Detail	22,300	25,450	28,650	31,800	36,580	41,960	47,340	52,720
		Low (80%) Income Limits (\$) Click for More Detail	59,400	67,850	76,350	84,800	91,600	98,400	105,200	111,950

NOTE: **Mecklenburg County** is part of the **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area**, so all information presented here applies to all of the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area.

The **Charlotte-Concord-Gastonia, NC-SC HUD Metro FMR Area** contains the following areas: Cabarrus County, NC; Gaston County, NC; Mecklenburg County, NC; Union County, NC; and York County, SC.





VICINITY MAP N.T.S.

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 Charlotte
 North Carolina 28211

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

FOR PUBLIC HEARING
 Petition No. 2005-121

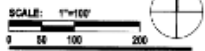
**SCHEMATIC
 SITE PLAN**

Project No.
 3186

Issued
 05/15/08

Revised

06/20/08 - REZONING COMMENTS
 09/10/08 - REZONING COMMENTS - PUBLIC HEARING
 05/15/09 - REZONING COMMENTS
 07/07/08 - REZONING COMMENTS



R22.0 of 4

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