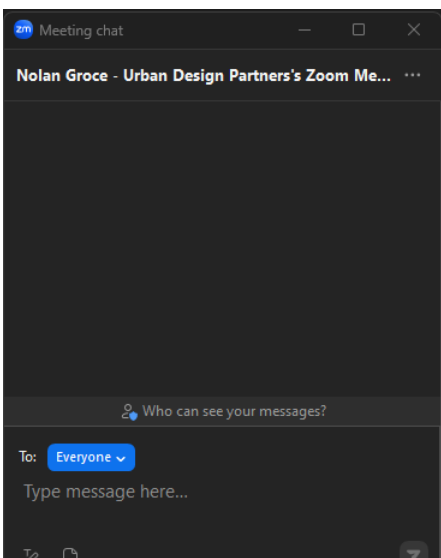
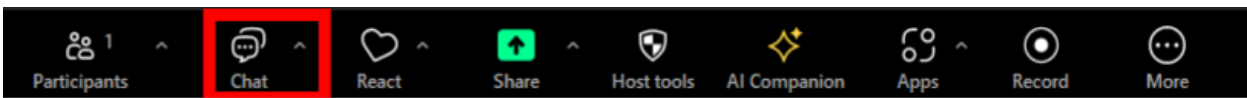




**7852 ARBORETUM DRIVE**  
**REZONING PETITION #2024-075**  
**ARBO, LLC**  
**URBAN DESIGN PARTNERS**



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.





PROVIDENCE RD

ARBORETUM DR

PINEVILLE-MATTHEWS RD

★  
SITE





Pineville-Matthews Road (NC 51)

Arboretum Drive

# 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
- “CD” Conditional Ex: N2-A (CD)
- Types of Zoning Districts:
  - Neighborhood
  - Employment
  - Centers
  - Special Purpose & Overlay



# 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.

## 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)

## 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.



### EXISTING ZONING MAP AND DISTRICTS:

- N1-A
- R-9PUD
- R-8MF(CD)
- R-15MF(CD)
- O-1(CD)
- O-15(CD)
- B-1SCD
- MUDD-O





Uses	ML-1	ML-2	IMU	NC	CAC-1
<b>Residential Uses</b>	<b>ML-1</b>	<b>ML-2</b>	<b>IMU</b>	<b>NC</b>	<b>CAC-1</b>
Continuum Care Retirement Community (CCRC)			X	X	X
Dormitory			X	X	X
Dwelling – Duplex			PC	PC	PC
Dwelling – Live Work			X	X	X
Dwelling – Manufactured Home					
Dwelling – Multi-Family Attached Unit			PC	PC	PC
Dwelling – Multi-Family Stacked Unit			X	X	X
Dwelling – Quadraplex			PC	PC	PC
Dwelling – Single-Family					
Dwelling – Triplex			PC	PC	PC
Group Home			PC	PC	PC
Manufactured Home Park					
Multi-Dwelling Development			PC	PC	PC
Residential Care Facility			X	X	X
Single Room Occupancy (SRO)			PC	PC	PC
<b>Commercial Uses</b>	<b>ML-1</b>	<b>ML-2</b>	<b>IMU</b>	<b>NC</b>	<b>CAC-1</b>
Adult Electronic Gaming Establishment	PC	PC			
Adult Use	PC	PC			
Amusement Facility – Indoor	PC		PC	PC	PC
Amusement Facility – Outdoor	PC				
Animal Care Facility	PC	PC	PC	PC	PC
Animal Shelter	PC	PC	PC		
Art Gallery			X	X	X
Arts or Fitness Studio	X		X	X	X
Auction Sales	X	X			
Bed and Breakfast					
Broadcasting Facility – No Antennae	X		X		X
Broadcasting Facility – With Antennae	PC	PC			
Car Wash	X				
Commercial Fitness Center	X		X	X	X
Commercial Kitchen	PC		PC		
Contractor Office with Outdoor Storage	PC	PC			
Convention Center					
Drive-Through Establishment	PC	PC			
Employment/Labor Service Agency	PC	PC			
Financial Institution			X	X	X

Uses	ML-1	ML-2	IMU	NC	CAC-1
Funeral Home	X	X			
Greenhouse/Nursery – Retail					
Greenhouse/Nursery – Wholesale	X	X			
Heavy Rental and Service Establishment	X	X			
Heavy Retail Establishment	X	X			
Hotel/Motel			X		X
Industrial Design	X	X	X	X	X
Kennel	PC				
Live Performance Venue – Indoor	X		X	X	X
Lodge/Meeting Hall			X	X	X
Medical/Dental Office			X	X	X
Micro-Production of Alcohol	PC		PC	PC	PC
Neighborhood Commercial Establishment					
Nightclub			PC		PC
Office	PC	PC	X	X	X
Outdoor Market			X	X	X
Personal Service Establishment			X	X	X
Raceway/Dragstrip		C			
Reception Facility			PC	PC	PC
Research and Development (R&D)	X	X	X		X
Restaurant/Bar	PC	PC	PC	PC	PC
Retail Goods Establishment			X	X	X
Retail Goods: Showroom	X		X	X	X
Self-Storage Facility: Climate-Controlled	PC		PC		PC
Self-Storage Facility: Outdoor	PC				
Shooting Range, Indoor	PC	PC	PC		
Specialty Food Service	X		X	X	X
Stadium	C				
Telecommunications and Data Storage Facility	X	X	X		
Vehicle Auction Facility	X	X			
Vehicle Dealership: Enclosed	X		X		X
Vehicle Dealership: Outdoor	X				
Vehicle Fueling Facility	PC	PC	PC	PC	PC
Vehicle Rental: Enclosed			X	X	X
Vehicle Rental: Outdoor	X	X			PC
Vehicle Repair Facility: Major	PC	PC			
Vehicle Repair Facility: Minor	PC		PC	PC	PC

# 2024-075 ZONING PETITION TIMELINE

- Petitioner Community Meeting: August 7, 2024
- Public Hearing: September 16, 2024
- Zoning Committee: October 1, 2024
- City Council Decision: October 21, 2024



# Questions?

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