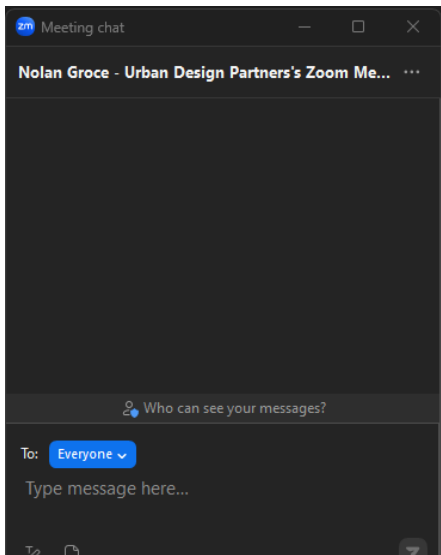
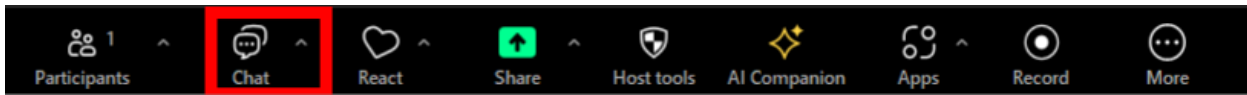




MALLARD TOWNES
REZONING PETITION #2024-128
PENMITH HOLDINGS, LLC
URBAN DESIGN PARTNERS



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.



HUBBARD RD

BISANER ST

MALLARD CREEK RD



SITE

WHAT IS ZONING?

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

N1-A	CG	NC
N1-B	CR	CAC-1
N1-C	IC-1	CAC-2
N1-D	IC-2	RAC
N1-E	OFC	UE
N1-F	RC	UC
N2-A	ML-1	TOD-TR
N2-B	ML-2	TOD-CC
N2-C	IMU	TOD-NC
		TOD-UC

- Conventional vs Conditional
- “CD” Conditional Ex: N2-A (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

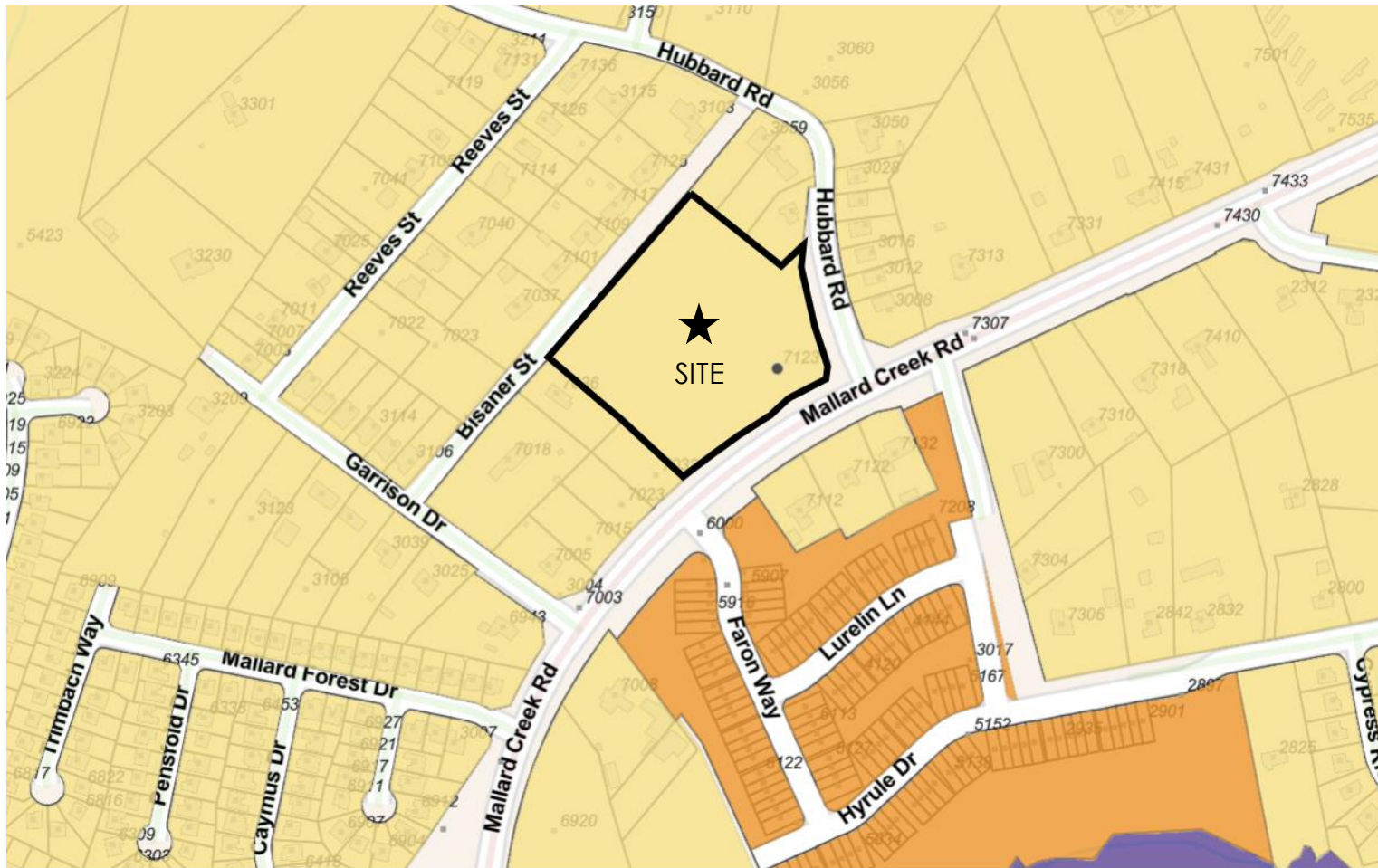
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.






EXISTING ZONING MAP AND DISTRICTS:

- N1-A
- N1-B
- R-8 (CD)
- R-8MF(CD)
- INST(CD)

Charlotte Future 2040 Policy Map



-  Neighborhood 1
-  Neighborhood 2
-  Manufacturing & Logistics

DESIGN CONSIDERATIONS

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



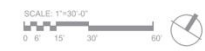
SITE DATA:

PARCEL ID:	043-215-05
SITE AREA:	+/- 5.24 AC
EXISTING ZONING:	INST (CD)
PROPOSED ZONING:	N2-A
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	UP TO 63
OPEN SPACE: REQUIRED:	15,750 SF (250 SF PER UNIT)
GREEN AREA: REQUIRED:	0.75 AC (15%)

LEGEND:

	PROPOSED TOWNHOMES
	PROPOSED SCM

MALLARD TOWNES | REZONING SITE RENDERING



DECEMBER 2024



2024-128 ZONING PETITION TIMELINE

- Petitioner Community Meeting: December 3, 2024
- Public Hearing: January 21, 2025
- Zoning Committee: February 4, 2025
- City Council Decision: February 17, 2025

Questions?

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(704) 334-3303

