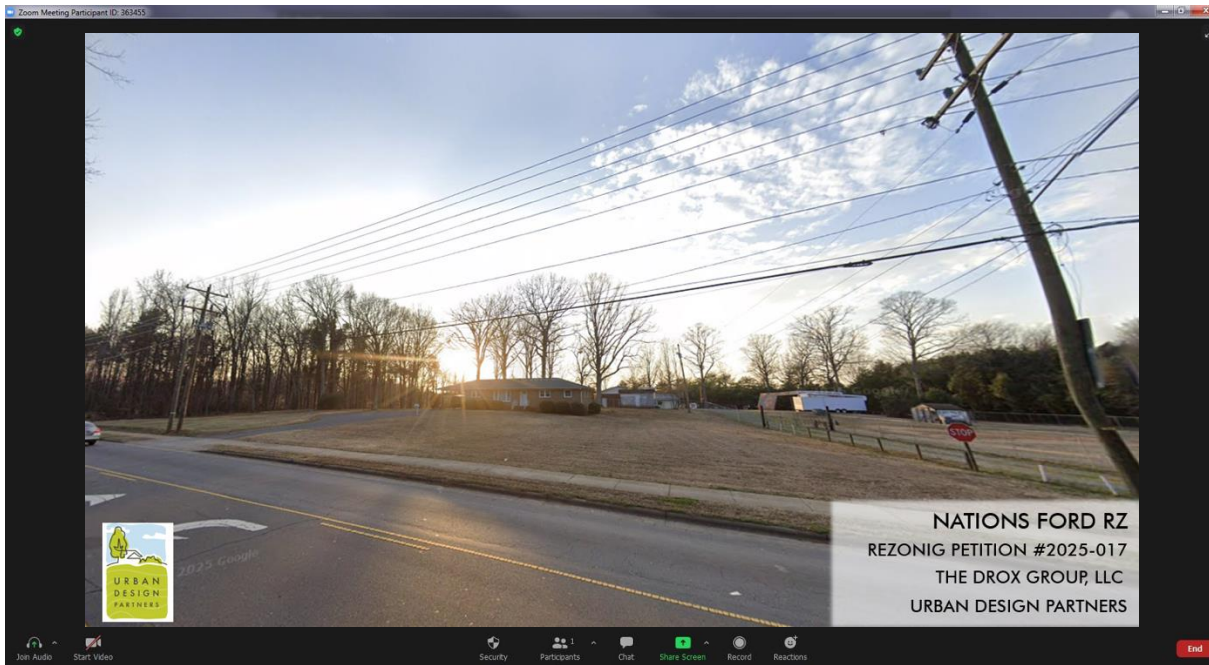


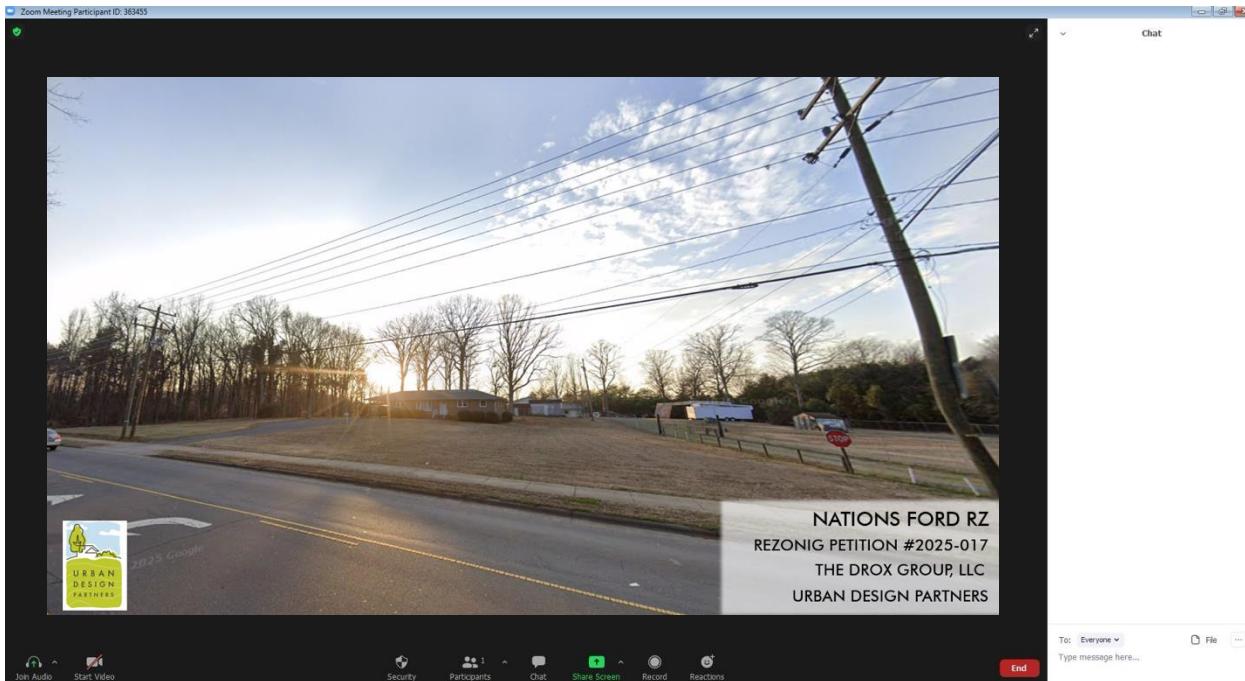


NATIONS FORD RZ  
REZONING PETITION #2025-017  
THE DROX GROUP, LLC  
URBAN DESIGN PARTNERS



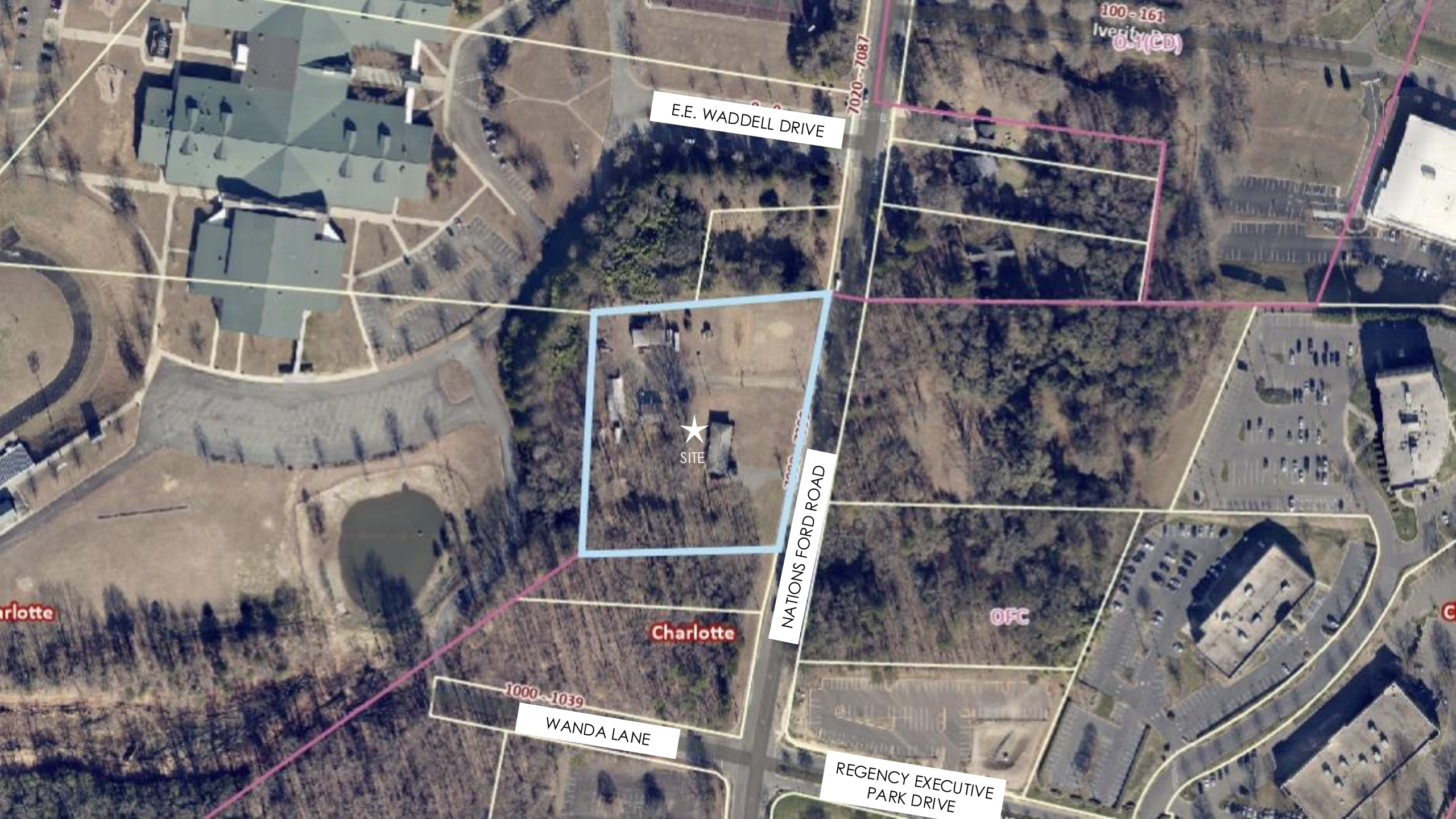


1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.



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.







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

# CLT 2040 COMPREHENSIVE PLAN

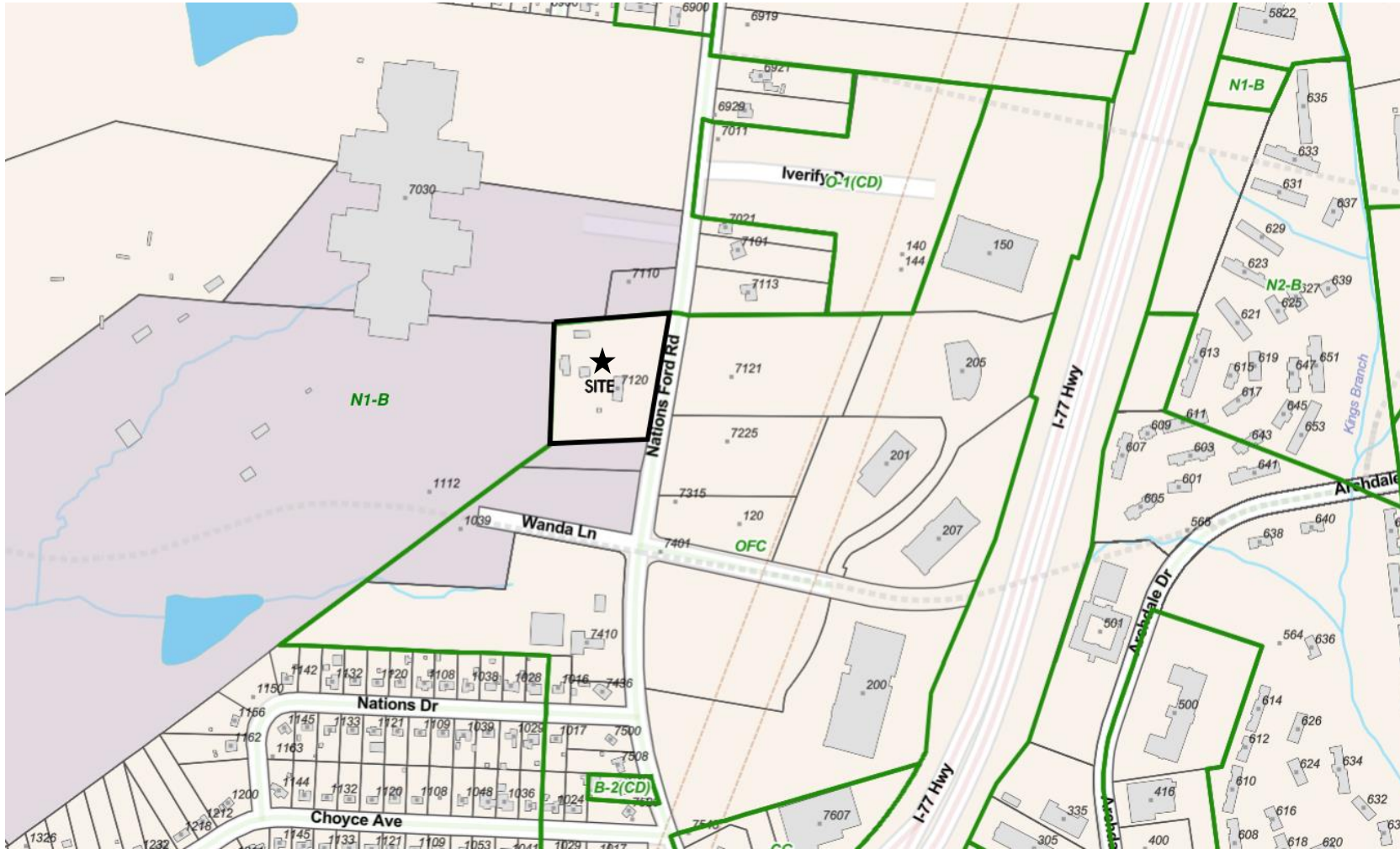
The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term.

## 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

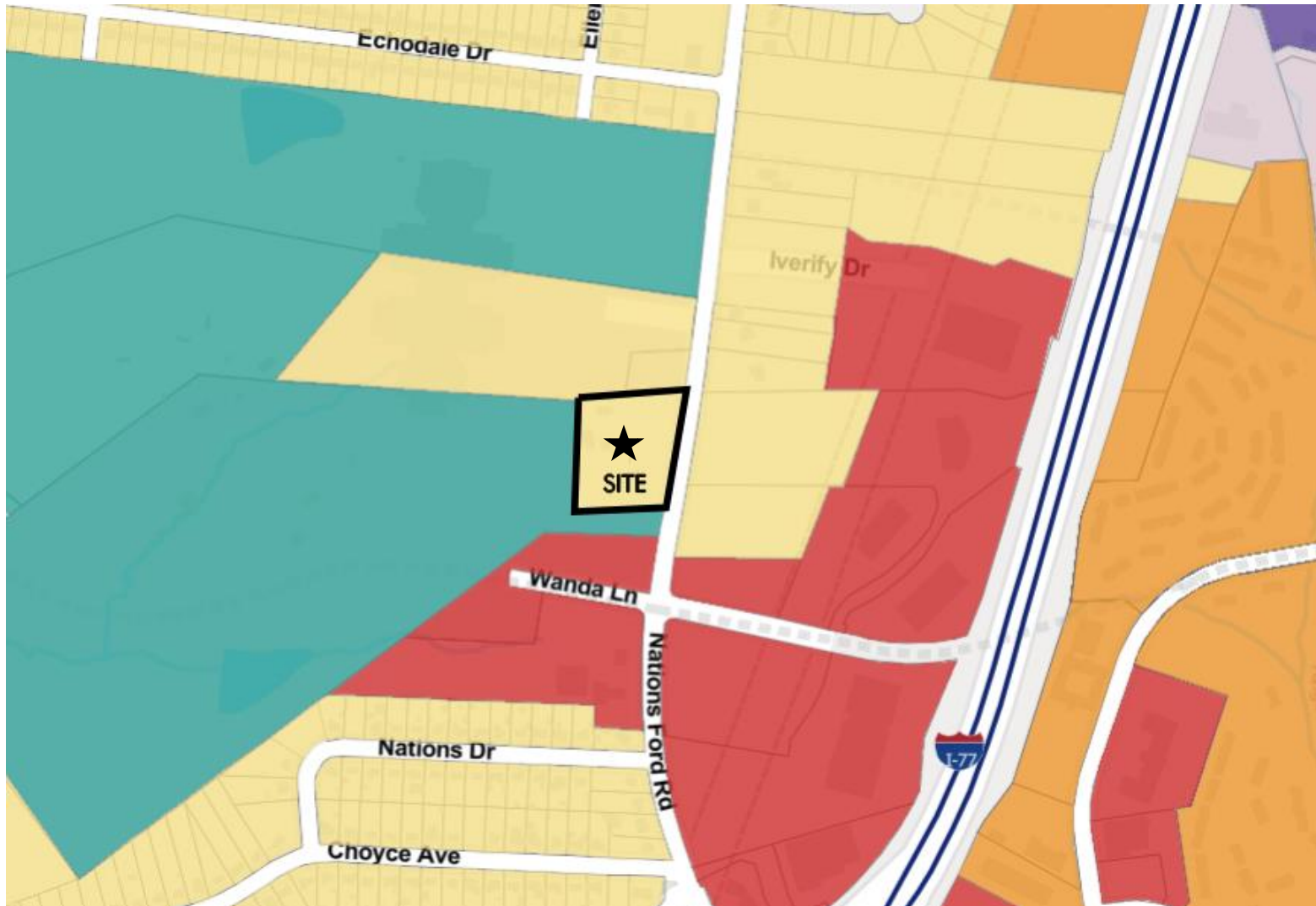
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



## CURRENT ZONING MAP AND DISTRICTS:

- N1-B
- N2-B
- OFC
- O-1(CD)
- B-2 (CD)

## Charlotte Future 2040 Policy Map



- Neighborhood 1
- Neighborhood 2
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	167-121-01
TOTAL SITE AREA:	3.0 AC (130,680 SF)
EXISTING ZONING:	OF-C
PROPOSED ZONING:	N2-(4) (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	31
VEHICULAR PARKING: REQUIRED MINIMUM: PROPOSED:	1.5 SPACES/SU PER ORDINANCE
OPEN SPACE: REQUIRED: PROPOSED:	7,750 SF 250 SF PER UNIT PER ORDINANCE
GREEN AREA: REQUIRED: PROPOSED:	0.45 AC (19,602 SF) (15% OF TOTAL SITE AREA) PER ORDINANCE



**Nations Ford RZ**

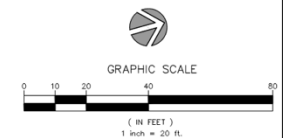
**Rezoning Site Plan**

7120 Nations Ford Rd. Charlotte, NC 28217

[illegible]

Project No: 25-CLT-026  
Date: 02.14.2025  
Sheet No:

RZ-1.0







#### SITE DATA

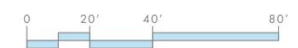
ACRES:	± 3.00
PIN:	167-121-01
EXISTING ZONING:	OFC

#### DEVELOPMENT SUMMARY

PROPOSED ZONING:	N2-A (CD)
PROPOSED USE:	MULTI-FAMILY ATTACHED
RESIDENTIAL:	
• TOWNHOMES:	37 UNITS
PARKING:	
• REQUIRED:	1.5 SPACES PER DU
• PROPOSED:	PER ORDINANCE
OPEN SPACE:	
• REQUIRED:	7,750 SF (250 SF PER UNIT)
• PROPOSED:	PER ORDINANCE
GREEN AREA:	
• REQUIRED:	0.45 AC (19,602 SF)
	(15% OF TOTAL SITE AREA)
• PROPOSED:	PER ORDINANCE

#### NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.



APRIL, 2025

25-CLT-026



## NATIONS FORD REZONING

### SITE RENDERING

CHARLOTTE, NORTH CAROLINA

# ZONING PETITION TIMELINE

- Petitioner Community Meeting: April 08, 2025
- Public Hearing: May 19, 2025
- Zoning Committee: June 3, 2025
- Possible Council Decision: June 20, 2025



# Questions?

Nolan Groce, AICP

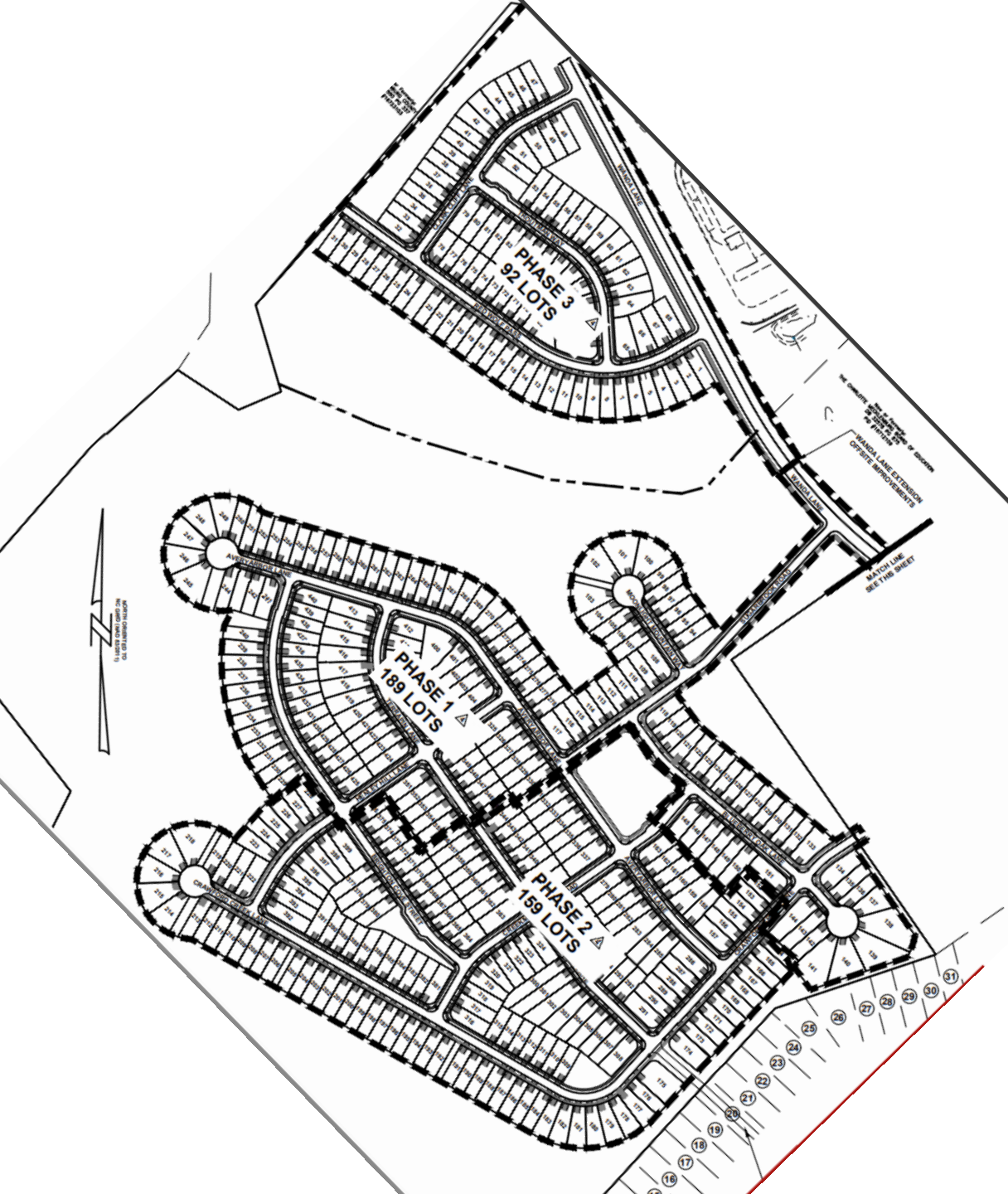
Urban Design Partners

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

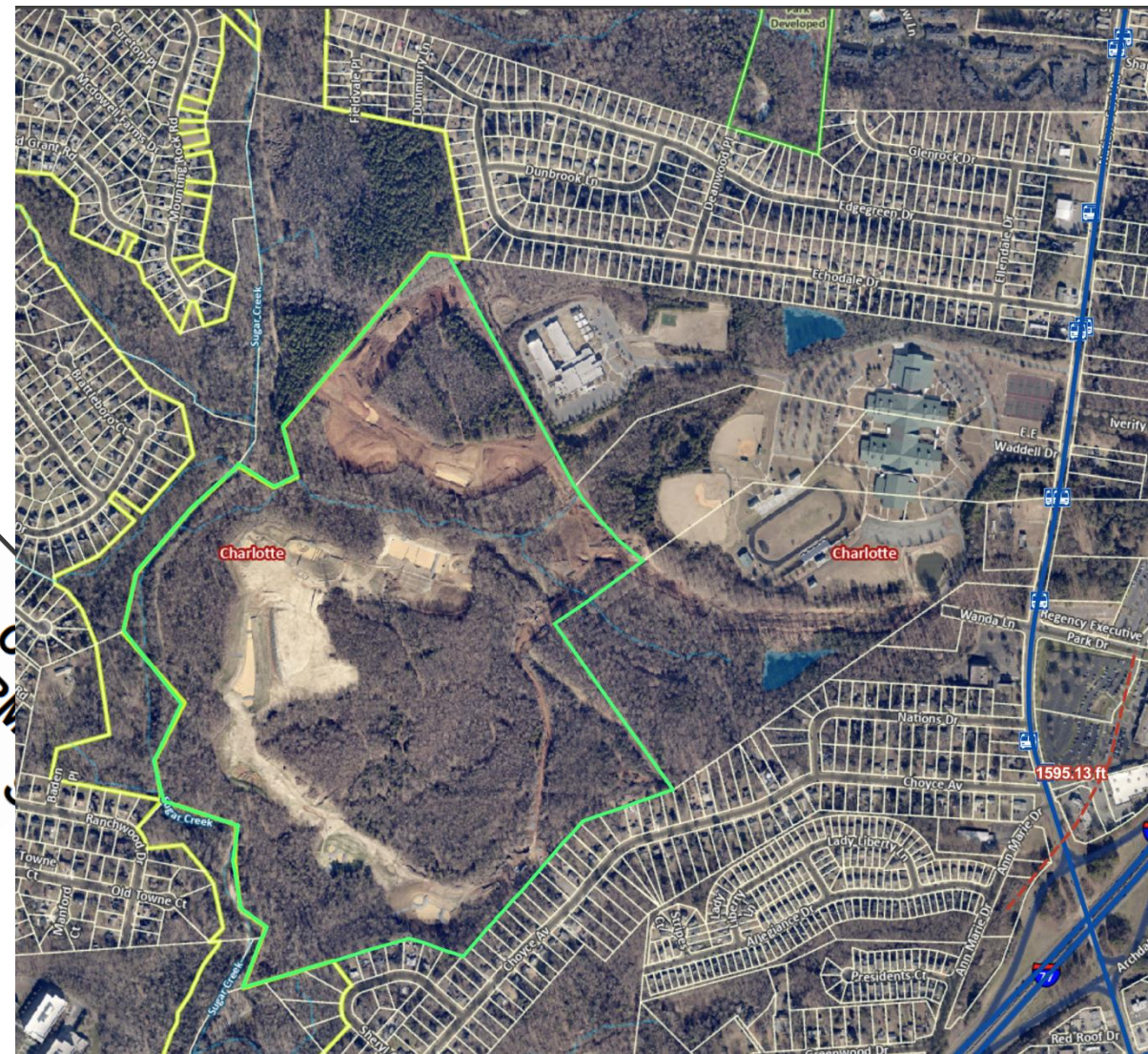
(704) 334-3303







PERM







**REQUIRED**

**NATIONS FORD ROAD & WANDA LANE/REGENCY EXECUTIVE PARK DRIVE (UNSIGNALIZED)**

**PHASE 1 BUILD REQUIRED IMPROVEMENTS (189 LOTS):**

- CONSTRUCT AN EASTBOUND RIGHT TURN LANE WITH 125 FEET OF STORAGE ON WANDA LANE
- INSTALL A TRAFFIC SIGNAL

**PHASE 2 BUILD REQUIRED IMPROVEMENTS (159 LOTS):**

- EXTEND THE PROPOSED EASTBOUND RIGHT TURN LANE TO 175 FEET OF STORAGE ON WANDA LANE
- CONSTRUCT AND INSTALL A SIGNALIZED PEDESTRIAN HYBRID BEACON CROSSING ON NATIONS FOR ROAD TO BE APPROPRIATELY LOCATED BETWEEN GLENROCK DRIVE AND ECHODALE DRIVE

**PHASE 3 IMPROVEMENTS (92 LOTS):**

- CONSTRUCT A SOUTHBOUND RIGHT TURN LANE WITH 100 FEET OF STORAGE ON NATIONS FORD ROAD
- EXTEND THE PROPOSED EASTBOUND RIGHT TURN LANE TO 200 FEET OF STORAGE ON WANDA LANE

T.I.S. IMPROVEMENTS AT THE INTERSECTION OF NATIONS FORD ROAD AND WANDA LANE ARE DESIGNED BY OTHERS AND SHALL BE SUBMITTED SEPARATELY.

CONNECTION TO CHOYCE AVE

BEGIN WANDA LANE  
EXTENSION IMPROVEMENTS

EXISTING WANDA  
LANE

36

36

**UTILITY SERVICES:**

**WATER & SEWER:**  
**ADDRESS:**

**PHONE:**

5100 BROOKSHIRE BLVD  
CHARLOTTE, NC 28216  
(704) 336-7600