

NEAL ROAD RESIDENTIAL

REZONING PETITION #2025-031

8001 NEAL ROAD CHARLOTTE, NC 28262

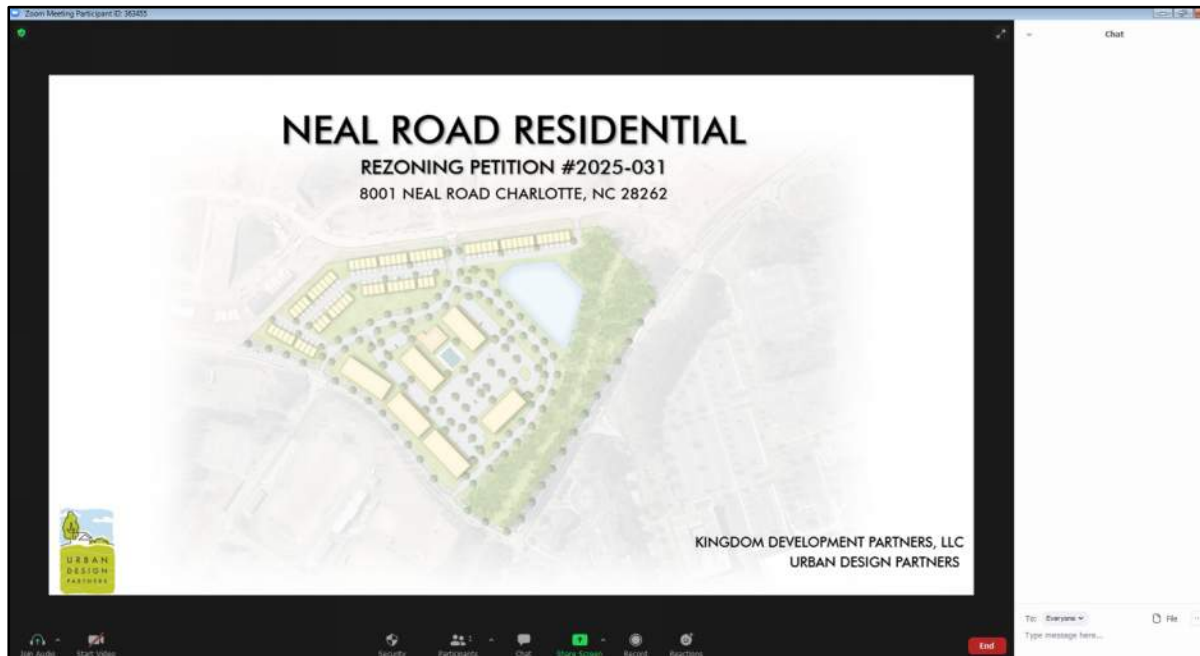


KINGDOM DEVELOPMENT PARTNERS, LLC
URBAN DESIGN PARTNERS



Q&A Instructions

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.





INNOVATION PARK

Charlotte

★
SITE

THE VINOY AT
INNOVATION PARK
APARTMENTS

WAYFORD AT
INNOVATION PARK

JULIUS L. CHAMBERS
HIGH SCHOOL

CATALYST BLVD

IBM DR

NEAL RD

Charlotte

Charlotte

Charlotte

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

RELEVANT POLICY DOCUMENTS

- **CLT 2040 COMPREHENSIVE PLAN**

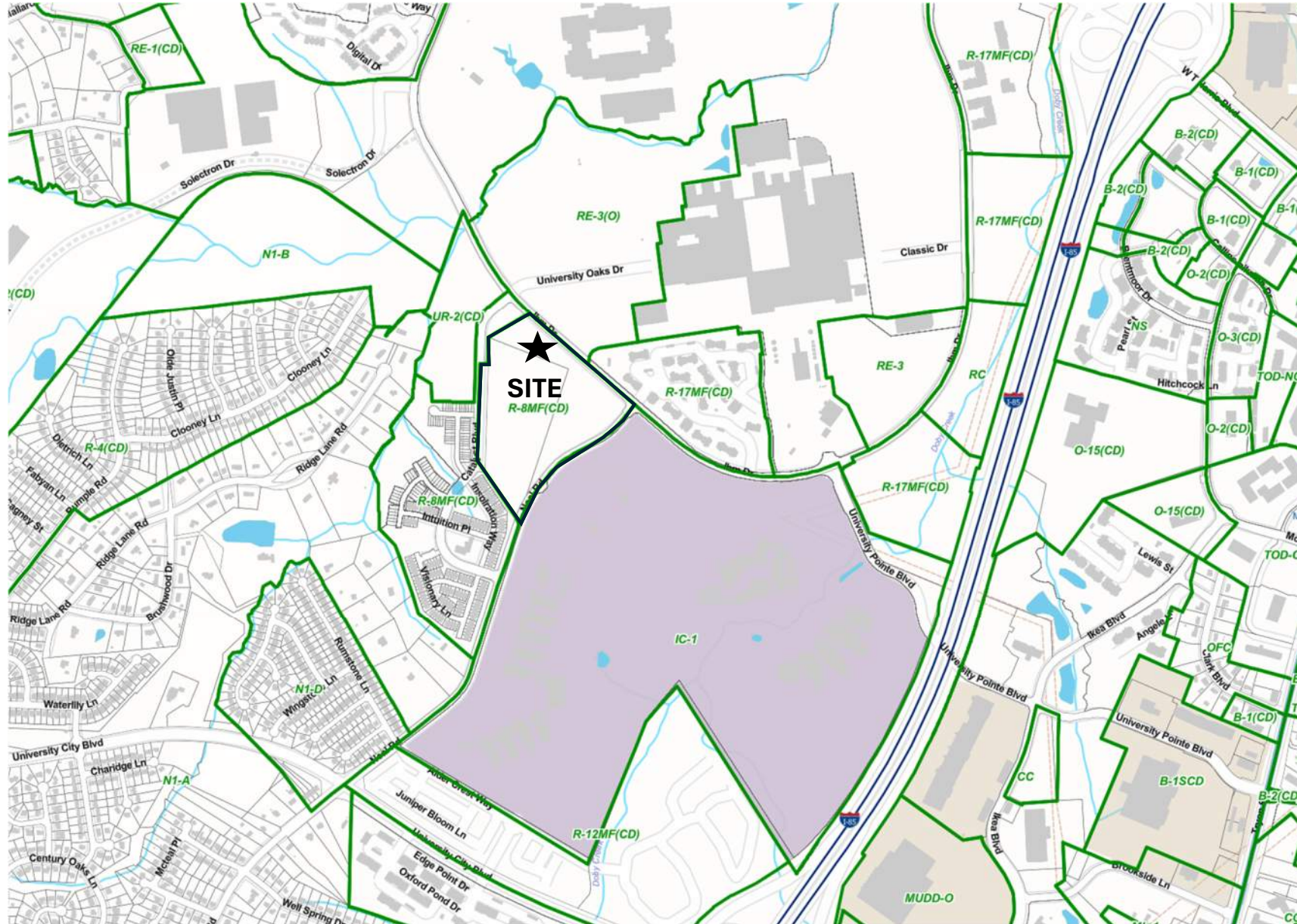
- The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

- **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**

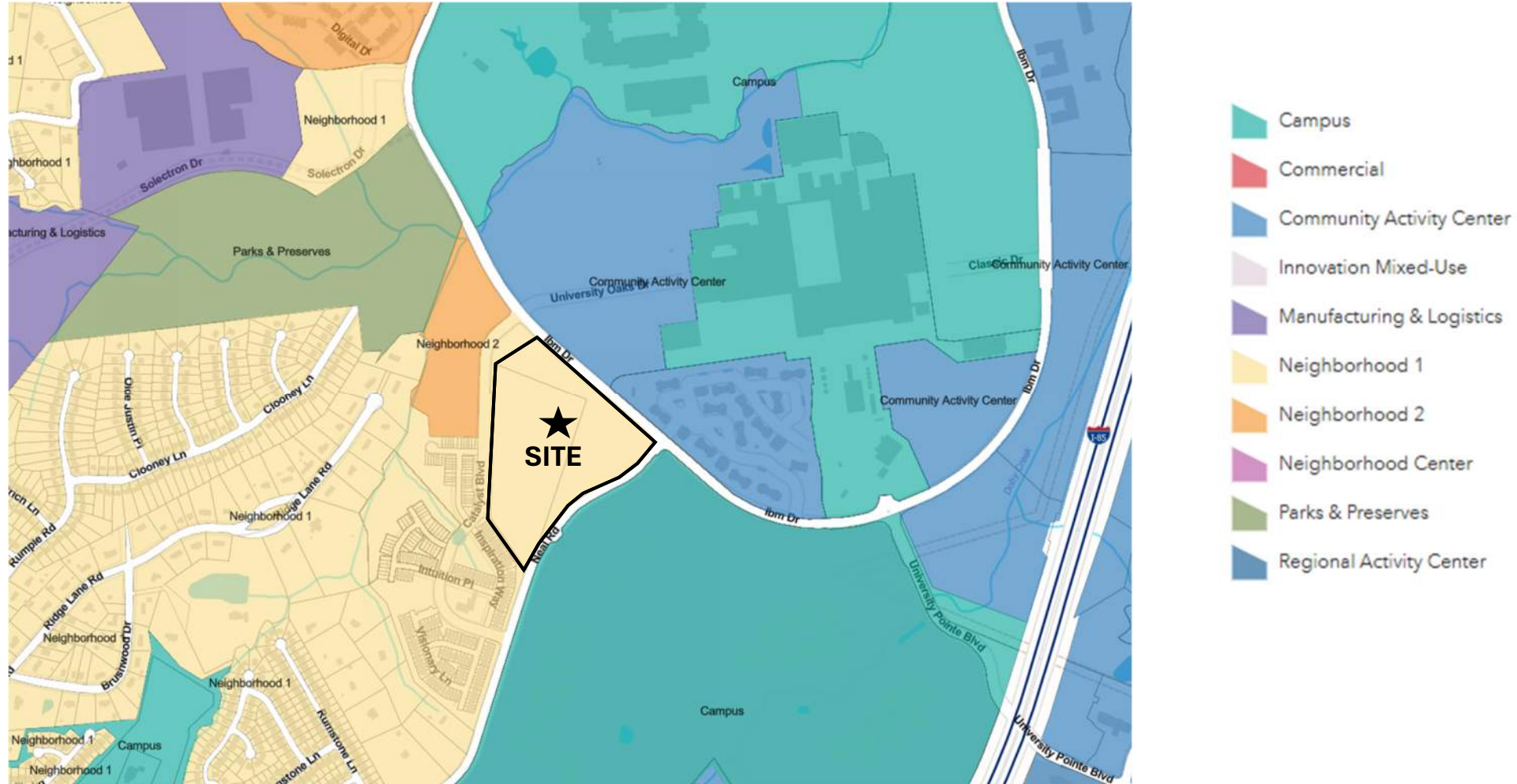
- With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.

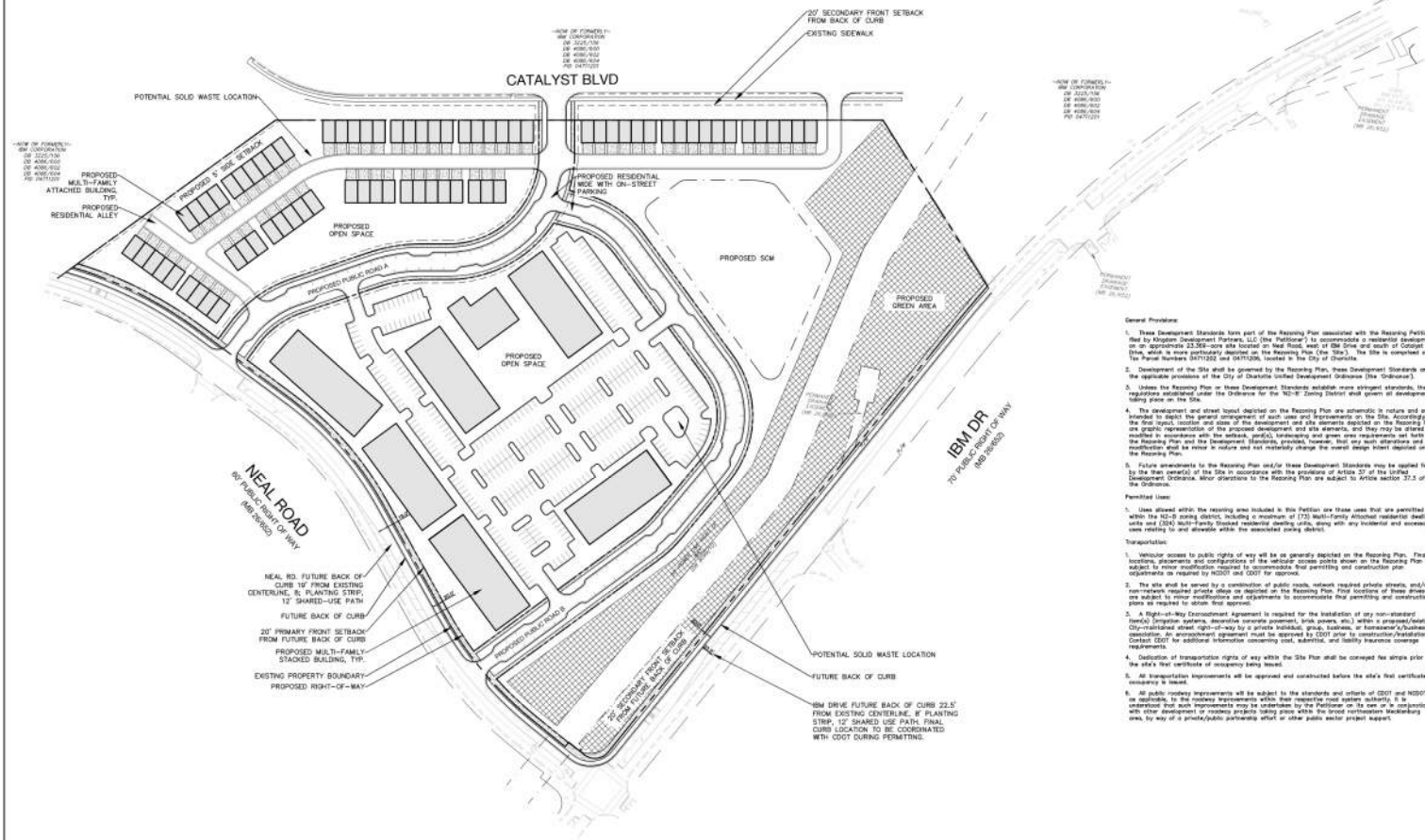
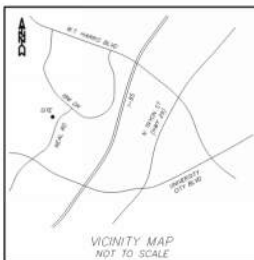


CURRENT ZONING MAP AND DISTRICTS:

- R-8 MF (CD)
- R-17 MF (CD)
- UR-2 (CD)
- IC-1
- RE-3 (O)

CHARLOTTE FUTURE 2040 POLICY MAP





38001 Neal Road Charlotte, NC 28262



SITE DATA

ACRES:	± 23.369
PIN:	047-11-202,047-11-206
EXISTING ZONING:	R-8 MF (CD)

DEVELOPMENT SUMMARY

PROPOSED ZONING: N2-8 (CD)

RESIDENTIAL: 397 UNITS

- MULTI-FAMILY: ATTACHED: 73 UNITS
- MULTI-FAMILY: STACKED: 324 UNITS

PARKING: 397 SPACES

- REQUIRED:
 - » MULTI-FAMILY ATTACHED: 73 SP (1 SP/DU)
 - » MULTI-FAMILY STACKED: 324 SP (1 SP/DU)
- PROPOSED:
 - » MULTI-FAMILY ATTACHED: PER ORDINANCE
 - » MULTI-FAMILY STACKED: PER ORDINANCE

OPEN SPACE:

- REQUIRED:
 - » MULTI-FAMILY ATTACHED: 10,950 SF (150 SF/UNIT)
 - » MULTI-FAMILY STACKED: 2.34 AC (10% OF TOTAL SITE AREA)
- PROPOSED:
 - » MULTI-FAMILY ATTACHED: PER ORDINANCE
 - » MULTI-FAMILY STACKED: PER ORDINANCE

GREEN AREA:

- REQUIRED: 3.29 AC (143,255 SF) (15% OF TOTAL SITE AREA-EXISTING UTILITY EASEMENTS)
- 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.
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NEAL ROAD RESIDENTIAL

CONCEPTUAL RENDERING

CHARLOTTE, NC



APRIL, 2025

24-CIT-268

URBANDESIGNPARTNERS.COM | CHARLOTTE | 704.334.3303

ZONING PETITION TIMELINE

- Petitioner Community Meeting: April 30, 2025
- Public Hearing: June 16, 2025
- Zoning Committee: August 5, 2025
- Possible Council Decision: August 18, 2025

Questions?

Frances Fennell, PE

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