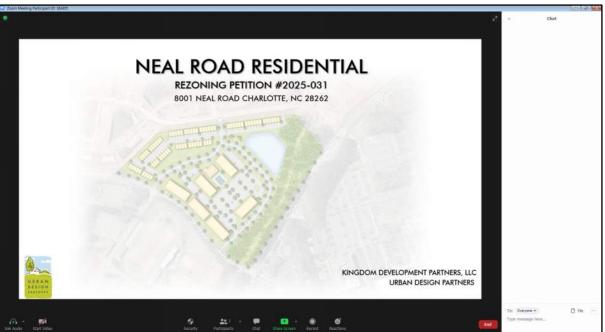
NEAL ROAD RESIDENTIAL



URBAN DESIGN PARTNERS







Q&A Instructions

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

RELEVANT POLICY DOCUMENTS

CLT 2040 COMPREHENSIVE PLAN

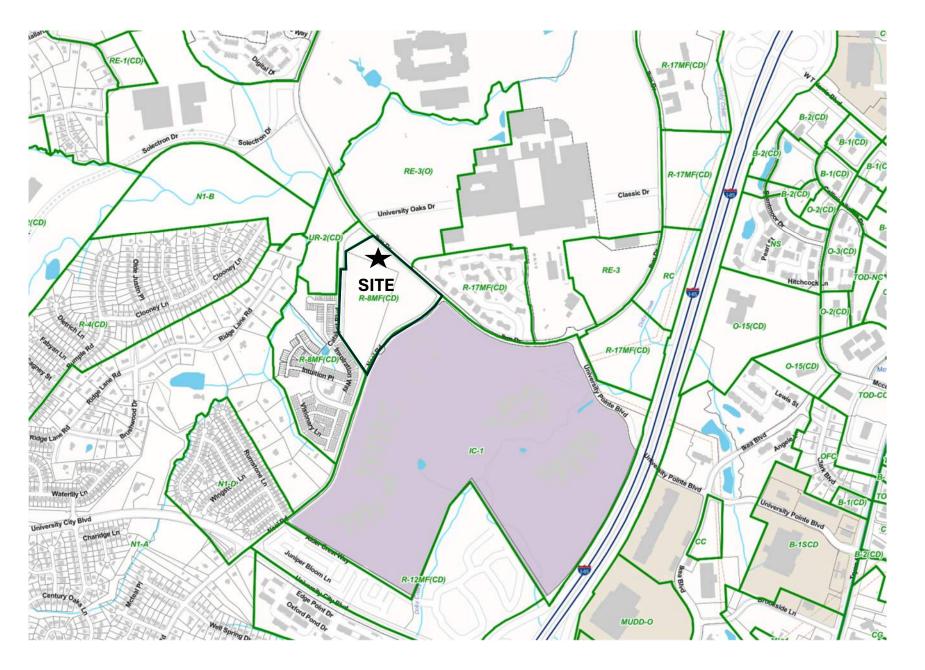
• The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

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

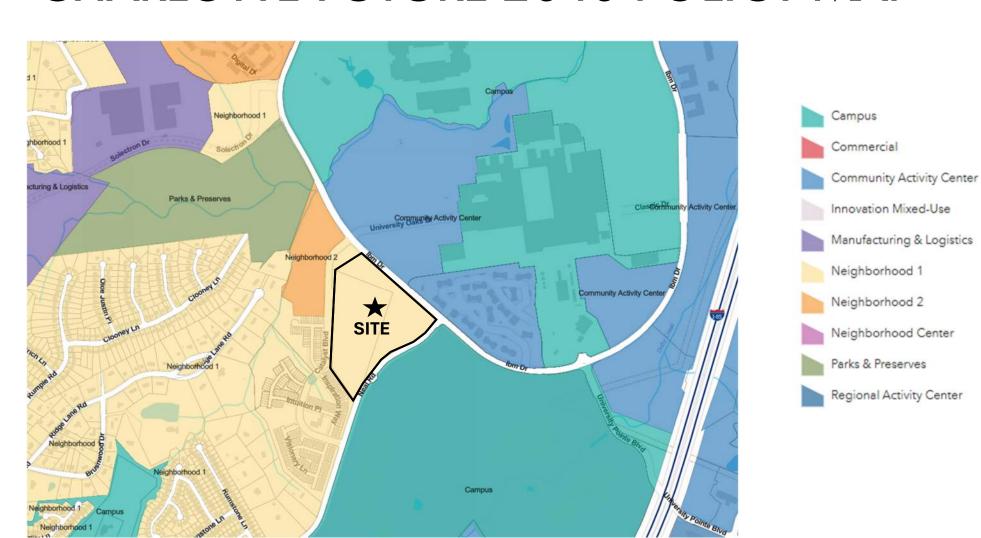
• With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.

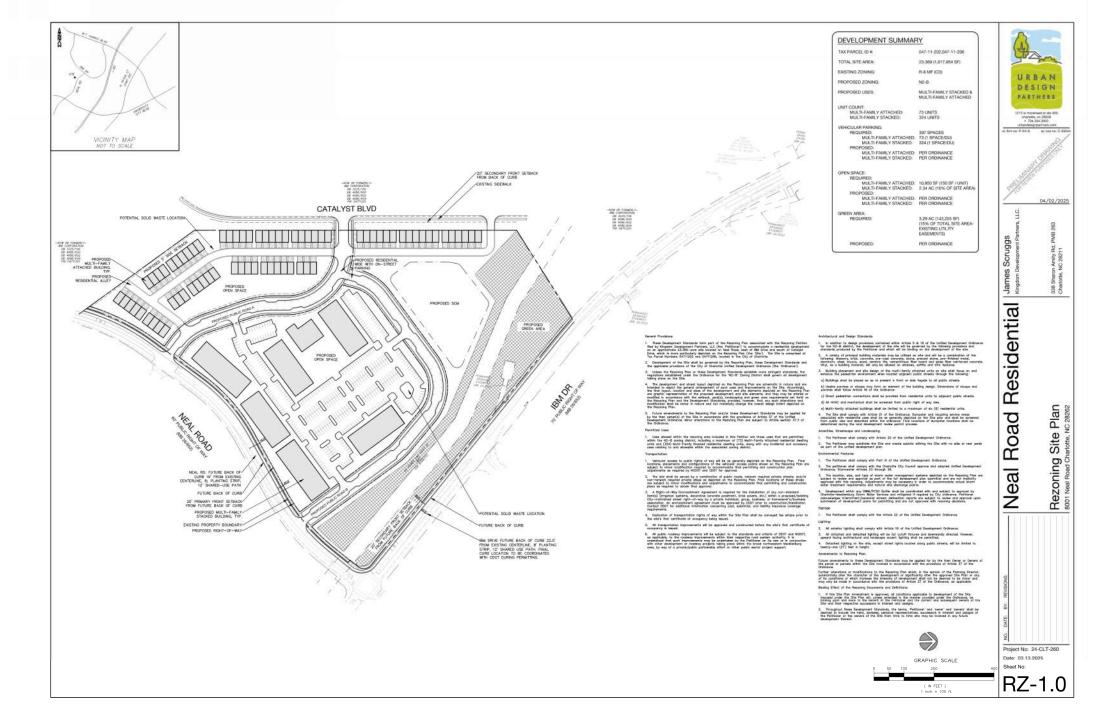


CURRENT ZONING MAP AND DISTRICTS:

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

CHARLOTTE FUTURE 2040 POLICY MAP







SITE DATA

ACRES: ± 23.369

047-11-202,047-11-206 PIN:

R-8 MF (CD) EXISTING ZONING:

DEVELOPMENT SUMMARY

PROPOSED ZONING:

RESIDENTIAL: 397 UNITS

 MULTI-FAMILY: ATTACHED:

73 UNITS MULTI-FAMILY:

STACKED: 324 UNITS

PARKING:

 REQUIRED: 397 SPACES » 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: 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

2.34 AC [10% OF TOTAL SITE AREA]

UTILITY EASEMENTS) PER ORDINANCE

PROPOSED:

- 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, PLIC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLIC.





APRIL, 2025

ZONING PETITION TIMELINE

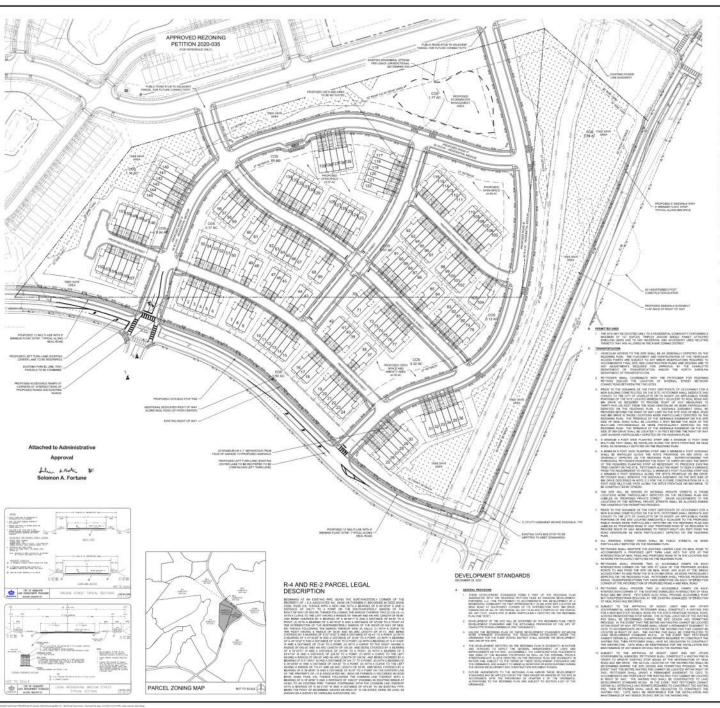
Petitioner Community Meeting: April 30, 2025

• Public Hearing: June 16, 2025

• Zoning Committee: August 5, 2025

• Possible Council Decision: August 18, 2025







ZONING SUMMARY:

OWNER J.D. & ASSOC, INC. OWNER ADDRESS: SDE ASSISSONOR, CHARLOTTE, NC 38311

DIR, SHEWERLANDSCAPE ANCHORET BLOC DESIGN, PLLC BLOC DESIGN PHONE # 104-889-2863

ZONING DESIGNATION (EXCEND), N.A.M.E.J., AND NUMERICES (EXCENDENCINA) PROPOSEDS, NEARY CO. PARCEL SIZE, 23 3NI ACRES ARRESTONA CITY OF CHARLOTTE PARCEL MARRIED DATE DOS

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REZONING PETITION 2020-102

The Vision at Neal

Multifamily Subdivision

8001 Neal Road Charlotte, NC 28262

INFO WIL

COMMISSIBLATIVE AMENDMENT PLAN

RZA-1

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