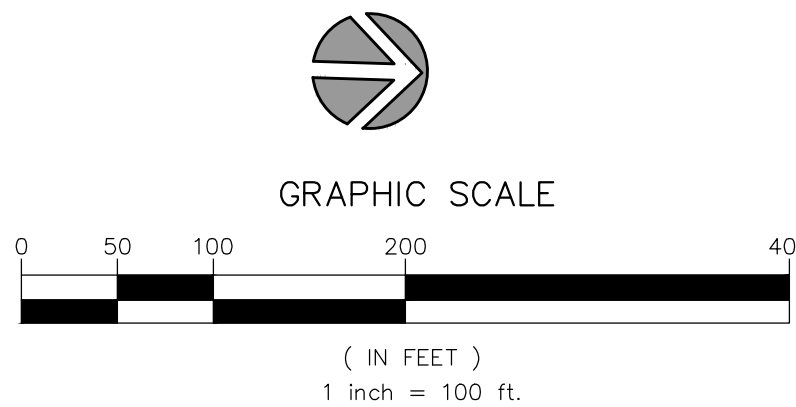


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	047-11-202,047-11-206
TOTAL SITE AREA:	23.369 (1,017,954 SF)
EXISTING ZONING:	R-8 MF (CD)
PROPOSED ZONING:	N2-B (CD)
PROPOSED USES:	MULTI-FAMILY STACKED & MULTI-FAMILY ATTACHED
UNIT COUNT:	
MULTI-FAMILY ATTACHED:	73 UNITS
MULTI-FAMILY STACKED:	324 UNITS
VEHICULAR PARKING:	
REQUIRED:	397 SPACES
MULTI-FAMILY ATTACHED:	73 (1 SPACE/DU)
MULTI-FAMILY STACKED:	324 (1 SPACE/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 SITE AREA)
PROPOSED:	
MULTI-FAMILY ATTACHED:	PER ORDINANCE
MULTI-FAMILY STACKED:	PER ORDINANCE
GREEN AREA:	
REQUIRED:	3.21 AC (139,720 SF)
	15% OF SITE AREA*
*GREEN AREA CALCS:	
PROJECT SITE AREA =	23.4 AC (1,017,954 SF)
- UTILITY EASEMENTS	1.44 AC (62,922 SF)
- NEAL RD DEDICATED ROW	0.26 AC (11,197 SF)
- IBM DR DEDICATED ROW	0.28 AC (12,367 SF)
	21.4 AC (931,468 SF)
PROPOSED:	PER ORDINANCE

REZONING PETITION #2025-031



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nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

12/05/2025

James Scruggs  
Kingdom Development Partners, LLC.

338 Sharon Amity Rd, PMB 263  
Charlotte, NC 28211

# Neal Road Residential

## Rezoning Site Plan

8001 Neal Road Charlotte, NC 28262

NO.	DATE	BY:	REVISIONS:
1	5.12.25	UDP	PER RZ #1 COMMENTS
2	10.13.25	UDP	PER RZ #2 COMMENTS
3	11.20.25	UDP	PER RZ #3 COMMENTS
4	12.05.25	UDP	PER RZ #4 COMMENTS

Project No: 24-CLT-260

Date: 03.13.2025

Sheet No:

RZ-1.0



1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Kingdom Development Partners, LLC (the "Petitioner") to accommodate a residential development on an approximately 23.369-acre site located on Neal Road, west of IBM Drive and south of Catalyst Drive, Parcel Numbers 047112202 and 047112206, located in the City of Charlotte. The Site is comprised of Tax Parcel Numbers 047112202 and 047112206, located in the City of Charlotte.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N2-B Zoning District shall govern all development taking place on the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the Rezoning Plan and the Development Standards are not intended to be a final element depicted on the Rezoning Plan are a graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and green area requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Article 37 of the Unified Development Ordinance. Minor alterations to the Rezoning Plan are subject to Article section 37.3 of the Ordinance.

1. Uses allowed within the zoning area included in this Petition are those uses that are permitted within the N2-B zoning district, including a maximum of (73) Multi-Family Attached residential dwelling units and (324) Multi-Family Stacked residential dwelling units, along with any incidental and accessory uses relating to and allowable within the associated zoning district. Multi-Family Attached residential dwelling units shall also include duplex, triplex, and quadplex.

1. The Petitioner shall reserve a minimum of thirty percent (30%) of the total multi-family attached dwelling units (townhomes) within the development as affordable housing. For the purposes of this condition, "affordable" shall mean housing that is affordable to households earning 80% of the Area Median Income (AMI). The income level for the AMI shall be updated by the US Department Housing and Urban Development (HUD) for the year the units are sold. In addition to this commitment, Ascension Community Development Corporation's (Ascension CDC) unit model allows for the creation of attainable homes by providing debt-restricted accelerated equity to the homeowner. The homeowner will receive a 10% equity split every five years. This mechanism is designed to empower households at the 80% AMI level to build wealth at a faster rate compared to traditional homeownership. Should a mortgage default occur, Ascension shall have the right to purchase the unit at a 10% discount. The homeowner will receive the new attainable/affordable homeowner will have a 15-year period before receiving 100% equity, ensuring long-term sustainability for both the homeowner and the broader community. These affordable units shall remain income-restricted for a period of not less than fifteen (15) years from the date of initial sale. The Ascension Community Development Corporation shall provide a deed restriction for the duration of the affordability period on the identified affordable units.

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of public roads, network required private streets, and/or non-network required private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modification required to accommodate final permitting and construction plan adjustments as required to obtain final approval.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
4. Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
5. All transportation improvements must be installed before the site's first certificate of occupancy is issued.
6. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
7. All proposed public streets shall follow the Local Residential Wide Street typical section with 8' sidewalk.

The petitioner commits to the following streetscape improvements:

- Construction and placement of an 8' sidewalk along Catalyst Boulevard frontage.
- Construction and placement of a 12' shared-use path along Neal Road and IBM Drive frontages. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.
- Dedication of 39' of right-of-way from the road centerline along Neal Road.
- Dedication of 42.4' of right-of-way from the road centerline along IBM Drive.
- Transportation Improvements per Traffic Impact Study

- One ingress lane and one egress lane (a westbound terminating left/right turn lane) on proposed Access "D"

- Pedestrian scale lighting etc

- Construct a 12-foot shared-use path (SUP) on the west side of Neal Road from IBM Drive for approximately 1,300 feet south to connect to the existing SUP. (26 points)

#### Amenities, Streetscape and Landscaping:

- At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000 foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

Note: Details on the size, location, application, and design of these open space elements will be determined in Land Development. For open space elements listed above without prescriptive standards, the petitioner shall provide the details/technical notes on the element along with the location of the open space component during Land Development permitting.

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.
2. The petitioner shall comply with the Charlotte City Council approve and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
3. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to revision. The rezoning application shall include full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water management systems required for the development.
4. Development within any SWM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon completion of the submission of the rezoning application.

2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

# RZ-2.0