



REZONING PETITION

WOOD PARTNERS
521 E. MOREHEAD ST. #350
CHARLOTTE, NORTH CAROLINA
704 332 8995

SCALE: N.T.S.

NOVEMBER 13, 2024

1. STAFF COMMENTS 12.10.24
2. STAFF COMMENTS 01.13.25
4. TIS NOTES 05.08.25
5. REVISED DEV. STANDARDS 10.23.25

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- ACREAGE: ± 19.492 ACRES
- TAX PARCEL #: 027-561-08
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-C (CD) AND NC (CD)
- EXISTING USES: RESIDENTIAL/MANUFACTURED HOME PARK.
- PROPOSED USES: RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS
- TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE N2-C ZONING DISTRICT AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED SECTION 2).
- MAXIMUM DEVELOPMENT LEVELS: UP TO 395 RESIDENTIAL UNITS AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE N2-C ZONING DISTRICT AND UP TO 25,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS ALLOWED BY THE NC ZONING DISTRICT, ALL AS MORE SPECIFICALLY DESCRIBED OR RESTRICTED IN SECTION 2 BELOW.

PID: 029-414-99
IMM PROPERTIES
LLC
USE: S.F.R. - ACREAGE
ZONING: N1-A

PID: 029-414-99
IMM PROPERTIES
LLC
USE: S.F.R. - ACREAGE
ZONING: N1-A

EXISTING DRIVEWAY TO
BE REMOVED DURING
SITE PLAN PERMITTING

MIN. 8' PLANTING STRIP & 8'
SIDEWALK ALONG PROSPERITY
CHURCH ROAD (TYP.)

POTENTIAL STREET
CONNECTION #1
(RIGHT-IN, RIGHT-OUT)

EXTENDED MEDIAN TO BE
DESIGNED DURING SITE
PLAN PERMITTING (TYP.)

PID: 027-087-42
PRESERVE AT PROSPERITY CHURCH
HOMEOWNERS ASSOCIATION INC
USE: TOWN HOUSE SFR
ZONING: R-8MF(CD)

PID: 027-083-51
PRESERVE AT PROSPERITY CH
HOMEOWNERS ASSOCIATION
USE: S.F.R. - ACREAGE
ZONING: R-8MF(CD)

PID: 027-082-81
PRESERVE AT PROSPERITY CHURCH
HOMEOWNERS ASSOCIATION INC
USE: TOWN HOUSE COMMON AREA
ZONING: R-8MF(CD)

PLACE TYPE:
NEIGHBORHOOD 1

NORTHBOUND LEFT TURN LANE WITH
100' OF STORAGE PER NOTE 10 UNDER
2027 PHASE 1 & 2029 PHASE 2 BUILD
SUGGESTED IMPROVEMENTS:

PID: 029-418-68
HIGHLAND CREEK
ACQUISITION SUB LLC
USE: COMMERCIAL
ZONING: MX-2

FUTURE BACK OF CURB 24'
FROM FROM CENTERLINE (TYP.)

ROW DEDICATION 44' MINIMUM
FROM ROAD CENTERLINE (TYP.)

20' BUILD-TO
ZONE

DEVELOPMENT
AREA #2
N2-C(CD)

RIGHT-OF-WAY

GARAGE/CARRIAGE UNIT

STREET B
PUBLIC STREET
COMMERCIAL WIDE (U-05A1)
OTHER PRIMARY

CARDINAL POINT RD.
COLLECTOR - OTHER PRIMARY

ZONING MAP

PLACE TYPE:
COMMUNITY
ACTIVITY CENTER

ATION OF BACK OF
W DEDICATION 35.5',
AY CENTERLINE (TYP.)

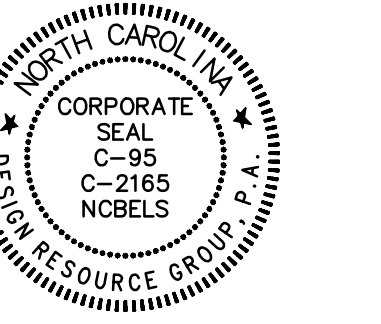
PLACE TYPE:
COMMUNITY
ACTIVITY CENTER



DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

11 Hawthorne Lane, Charlotte, NC 28205
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www.drgroup.com



REZONING PETITION
OR PUBLIC HEARING
2024-127

REZONING PETITION

CARDINAL POINT
CHARLOTTE, NORTH CAROLINA

WOOD PARKING
521 E. MOREHEAD ST. #350
CHARLOTTE, NORTH CAROLINA
704.332.8995

SCHEMATIC SITE PLAN

PROJECT #: 041-310
DRAWN BY: DK
CHECKED BY: SVK

NOVEMBER 13, 2024

REVISIONS:

STAFF COMMENTS 12.10.24

STAFF COMMENTS 01.10.25

STAFF COMMENTS 03.10.25

STAFF COMMENTS 05.08.25

RZ2.00

CARDINAL POINT VILLAGE PARK STRIP GENERATION										
LAND USE (ITE CODE)				DAILY	AM PEAK HOUR			PM PEAK HOUR		
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
EXISTING TO BE RAZED										
MOBILE HOME PARK [240]	60	DU	427	7	21	28	24	15	39	
PHASE I - RESIDENTIAL DEVELOPMENT										
SINGLE FAMILY (ATTACHED) [215]	18	DU	87	1	3	4	4	3	7	
MULTIFAMILY (MID RISE) [221]	157	DU	702	13	44	57	58	24	62	
MULTIFAMILY (MID RISE) [221]	220	DU	1,003	20	65	85	53	33	86	
PHASE I SUBTOTAL TRIPS				1,792	34	112	146	95	60	155
PHASE I NEW TRIPS				1,365	27	91	118	71	45	116
PHASE II - COMMERCIAL DEVELOPMENT										
STRIP RETAIL [822]	12,500	SF	681	18	12	30	41	41	82	
STRIP RETAIL [822]	12,500	SF	681	18	12	30	41	41	82	
PHASE II SUBTOTAL TRIPS				1,362	36	24	60	82	82	164
FULL BUILD SUBTOTAL TRIPS				3,154	70	136	206	177	142	319
TOTAL NEW TRIPS				2,727	63	115	178	153	127	280
COMPREHENSIVE TRANSPORTATION REVIEW (CTR) REQUIREMENTS										
ZONING DISTRICT (INTENSITY)	LAND USE			MULTIMODAL TIER & POINTS REQUIRED		TDM TIER & POINTS REQUIRED		TIS REQUIRED		
N2-3 (LOW INTENSITY)	MIXED USE			TIER 3 : 9 MITIGATION POINTS		NOT REQUIRED		NOT REQUIRED		

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