



A circular seal with a dotted border. The text "NORTH CAROLINA" is at the top, "DESIGN RESOURCE GROUP, P.A." is at the bottom, and "CORPORATE SEAL C-95 C-2165 NCBELS" is in the center. Two stars are positioned on the left and right sides of the seal.

REZONING PETITION

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

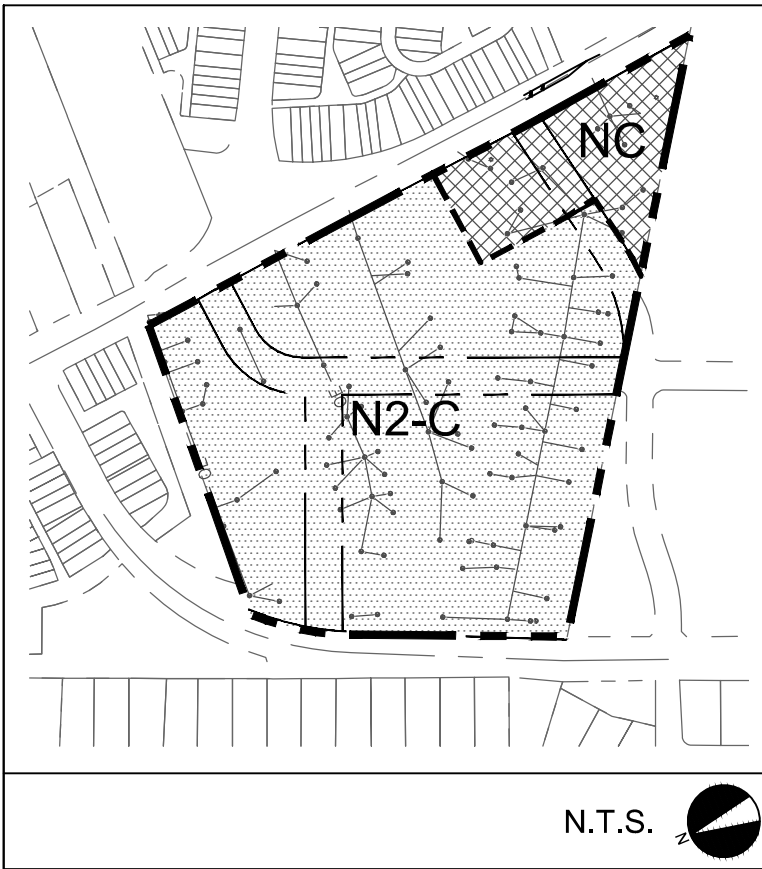
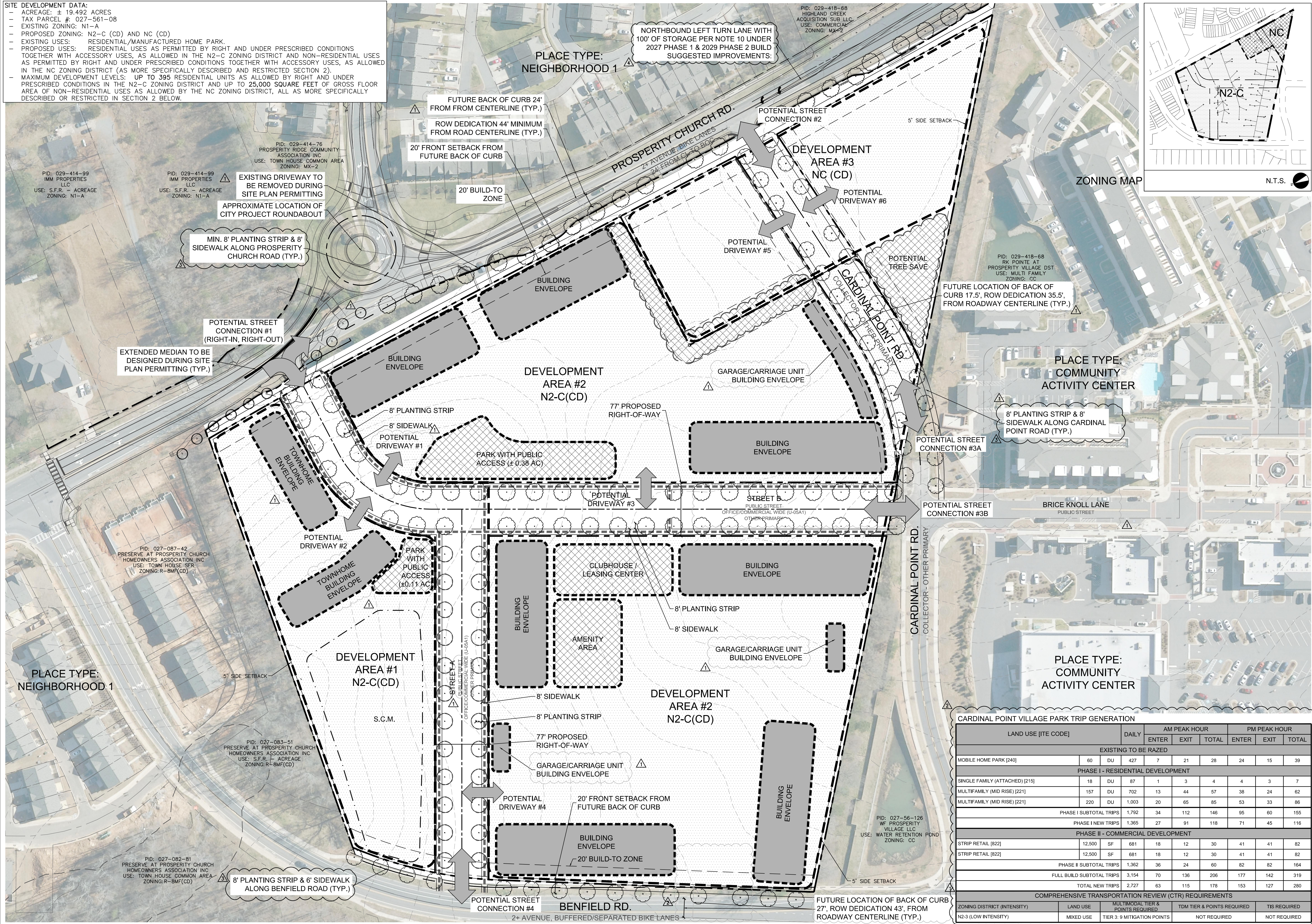
SCALE: N.T.S.

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

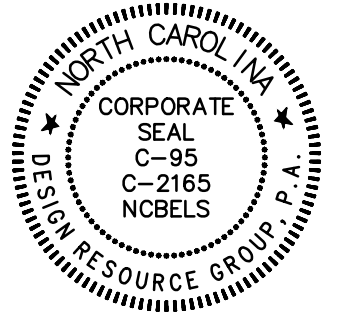
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SITE DEVELOPMENT DATA:
- ACREAGE: ± 19.492 ACRES
- TAX PARCEL #: 027-561-08
- EXISTING ZONING: N1-A
- PROPOSED ZONING: N2-C (CD) AND NC (CD)
- EXISTING USES: RESIDENTIAL/MANUFACTURED HOME PARK.
- PROPOSED USES: RESIDENTIAL USES AS PERMITTED BY RIGHT 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.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

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REZONING PETITION
FOR PUBLIC HEARING
2024-127

REZONING PETITION

CARDINAL POINT
CHARLOTTE, NORTH CAROLINA

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

SCHEMATIC
SITE PLAN

30 0 30 60
SCALE: 1" = 60'

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

NOVEMBER 13, 2024

REVISIONS:
1. STAFF COMMENTS 12.10.24
2. STAFF COMMENTS 01.10.25
3. STAFF COMMENTS 03.10.25
4. TIS NOTES 05.06.25

CARDINAL POINT VILLAGE PARK TRIP GENERATION									
LAND USE [ITE CODE]	DAILY	AM PEAK HOUR			PM PEAK HOUR			TOTAL	
		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	38	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		