



Planning Department

CHARLOTTE
WOOD PARTNERS
DEVELOPMENT STANDARDS
(10/20/2025) ✓
REZONING PERMIT AND 2024-127

APPROVED BY CITY COUNCIL

REZONING PERMIT AND 2024-127

APPROVED: 12/15/2025

SITE DEVELOPMENT DATA

--ACREAGE: ± 19.492 ACRES

--TAX PARCEL #: 027-561-08

--EXISTING ZONING: N2-C

--PROPOSED ZONING: N2-C (CD) AND NC (CD)

--EXISTING USES: RESIDENTIAL USES, VILLAGE 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 BELOW IN SECTION 2).

--MAXIMUM DEVELOPMENT LEVELS: UP TO 305 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.

--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE UDO. HEIGHT TO BE MEASURED AS DEFINED BY THE UDO.

--PARKING: AS REQUIRED BY THE UDO.

1. GENERAL PROVISIONS:

a. SITE LOCATION: THESE DEVELOPMENT STANDARDS, AND THE TECHNICAL DATA SHEET SET FORTH ON ATTACHED RZ SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY WOOD PARTNERS (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF THE UNIFIED COMMUNITY AND A SMALL NEIGHBORHOOD CENTER AS ALLOWED IN THE N2-C AND NC ZONING DISTRICTS ON AN APPROXIMATELY 19.492-ACRE SITE LOCATED BETWEEN PROSPERITY CHURCH RD. AND BENFIELD RD. NORTH OF CARDINAL POINT RD. IN CHARLOTTE NC (THE "SITE").

b. ZONING DISTRICTS/UDO: DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE UNIFIED COMMUNITY AND A SMALL NEIGHBORHOOD CENTER AS ALLOWED IN THE N2-C AND NC ZONING DISTRICTS ON AN APPROXIMATELY 19.492-ACRE SITE LOCATED BETWEEN PROSPERITY CHURCH RD. AND BENFIELD RD. NORTH OF CARDINAL POINT RD. IN CHARLOTTE NC (THE "SITE").

c. DEVELOPMENT AREAS: FOR EASE OF REFERENCE AND AS AN ORGANIZING PRINCIPLE ASSOCIATED WITH THE MASTER PLANNED COMMUNITY, THE REZONING PLAN SETS FORTH THREE (3) GENERAL DEVELOPMENT AREAS (AND OTHER SUB-AREAS WITHIN THE DEVELOPMENT AREAS) AS GENERALLY DEPICTED ON THE REZONING PLAN AS DEVELOPMENT AREAS 1, 2, AND 3 (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

d. GRAPHICS AND ALTERATIONS/MODIFICATIONS: THE SCHEMATIC DEPICTIONS OF SIDEWALKS, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED CONJUNCTIVELY WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE UDO.

5. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS ARE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE MINOR AMENDMENT PROCESS (ARTICLE 37.3 OF THE UDO). THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

(i) MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE STREET DIMENSIONS AND THE ALIKE.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE MINOR AMENDMENT PROCESS (ARTICLE 37.3 OF THE UDO) IN THAT INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE UDO.

2. PERMITTED USES:

WITHIN DEVELOPMENT AREA 1 AND 2, RESIDENTIAL USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE N2-C ZONING DISTRICT AND WITHIN DEVELOPMENT AREA 3, 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 BELOW).

a. WITHIN DEVELOPMENT AREA 1 AND 2 UP TO 305 RESIDENTIAL DWELLING UNITS ARE ALLOWED. THE RESIDENTIAL UNITS CONSTRUCTED WITHIN DEVELOPMENT AREA 1 MUST BE CONSTRUCTED AS MULTI-FAMILY ATTACHED DWELLING UNITS. THE RESIDENTIAL UNITS CONSTRUCTED IN DEVELOPMENT AREA 2 MAY BE ANY RESIDENTIAL UNIT TYPE ALLOWED IN THE N2-C ZONING DISTRICT.

b. WITHIN DEVELOPMENT AREA 3 UP TO 25,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, EXCEPT AS RESTRICTED BELOW.

c. THE FOLLOWING USES ARE NOT ALLOWED WITHIN DEVELOPMENT AREA 3: VEHICLE FUELING STATION, AUTOMOBILE REPAIR, HOMELESS SHELTER, GROUP HOME, LIVE PERFORMANCE VENUE-INDOOR, RECEPTION FACILITY, VEHICLE RENTAL-LIVE, BENEFICIAL FILL SITE, PARKING LOT, PUBLIC TRANSIT FACILITY, TEMPORARY OUTDOOR ENTERTAINMENT, AND ACCESSORY OUTDOOR ENTERTAINMENT.

d. WORKFORCE HOUSING FOR RENT: THE PETITIONER SHALL VOLUNTARILY PROVIDE A WORKFORCE HOUSING PROGRAM TO ENSURE THAT UNITS ARE REASONABLY PRICED FOR PERSONS EARNING LESS THAN AREA MEDIAN INCOME. THE PETITIONER SHALL ENSURE THAT NO LESS THAN 50% OF THE UNITS ARE REASONABLY PRICED FOR THE DEVELOPMENT AREA 1 ON THE SITE FOR A PERIOD OF NOT LESS THAN 15 YEARS, MAINAIN MONTHLY RENTS OR COMPARABLE SALES PRICE THAT ARE INCOME RESTRICTED FOR HOUSEHOLDS EARNING 80% OR LESS OF THE AREA MEDIAN INCOME. IT IS UNDERSTOOD THAT THIS VOLUNTARY PROVISION IS SPECIFIC TO RENT AND/OR SALES COST AND DOES NOT INCLUDE UTILITIES.

e. WORKFORCE HOUSING FOR SALE: THE PETITIONER SHALL PROVIDE A VOLUNTARY HOUSING PROGRAM TO ENSURE THAT A MINIMUM OF FOURTEEN (14) UNITS THROUGH THE HUING TRUST FUND (HTF) AFTER TWO (2) REQUEST FOR PROPOSAL CYCLES OR AFTER A MAXIMUM OF EIGHTEEN (18) MONTHS FROM REZONING APPROVAL; THE SITE MAY BE DEVELOPED WITH ALL RESIDENTIAL USES AS PERMITTED AS DESCRIBED ABOVE. THE AREA MEDIAN INCOME (AM) IS THE MIDPOINT OF A REGION'S INCOME DISTRIBUTION, MEANING THAT HALF OF THE HOUSEHOLDS IN A REGION EARN MORE THAN THE MEDIAN AND HALF EARN LESS THAN THE MEDIAN, BASED ON APPLICABLE STANDARDS AS ESTABLISHED BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") FOR THE CHARLOTTE-CONCORD-GASTONIA, NC AREA.

3. ACCESS & STREETS:

a. VEHICULAR ACCESS TO THE SITE WILL BE FROM PROSPERITY CHURCH RD., BENFIELD RD., AND BY THE EXTENSION OF CARDINAL POINT RD. AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.

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d. THE PROSPERITY CHURCH ROAD DISTANCE FROM THE CENTERLINE TO THE FUTURE BACK OF CURB IS A MINIMUM OF TWENTY-FOUR (24) FEET. RIGHT-OF-WAY MEASURING FORTY-FOUR (44) FEET SHALL BE DEDICATED FROM THE ROAD CENTERLINE. THE PETITIONER WILL CONSTRUCT A BIKE FACILITY IN ACCORDANCE WITH THE COUNCIL-ADOPTED CHARLOTTE STREET MAP ALONG PROSPERITY CHURCH RD. AND RESTRIPE THE BIKE LANE TO INSTALL A BUFFERED BIKE LANE OR PAY A FEE IN LIEU IN CONJUNCTION WITH C. ABOVE.

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2027 PHASE 1 & 2029 PHASE 2 BUILD SUGGESTED IMPROVEMENTS:

1. 9. PROSPERITY CHURCH ROAD & ACCESS #1 (UNSIGNLED)

2027 PHASE 1

WE PROPOSE THE FOLLOWING RIGHT-IN/RIGHT-OUT ACCESS CONFIGURATION:

• ONE INGRESS LANE AND ONE EGRESS LANE (A TERMINATING EASTBOUND RIGHT TURN LANE ON PROPOSED ACCESS #1).

2029 PHASE 2

• NO SUGGESTED IMPROVEMENTS

10. PROSPERITY CHURCH ROAD &

