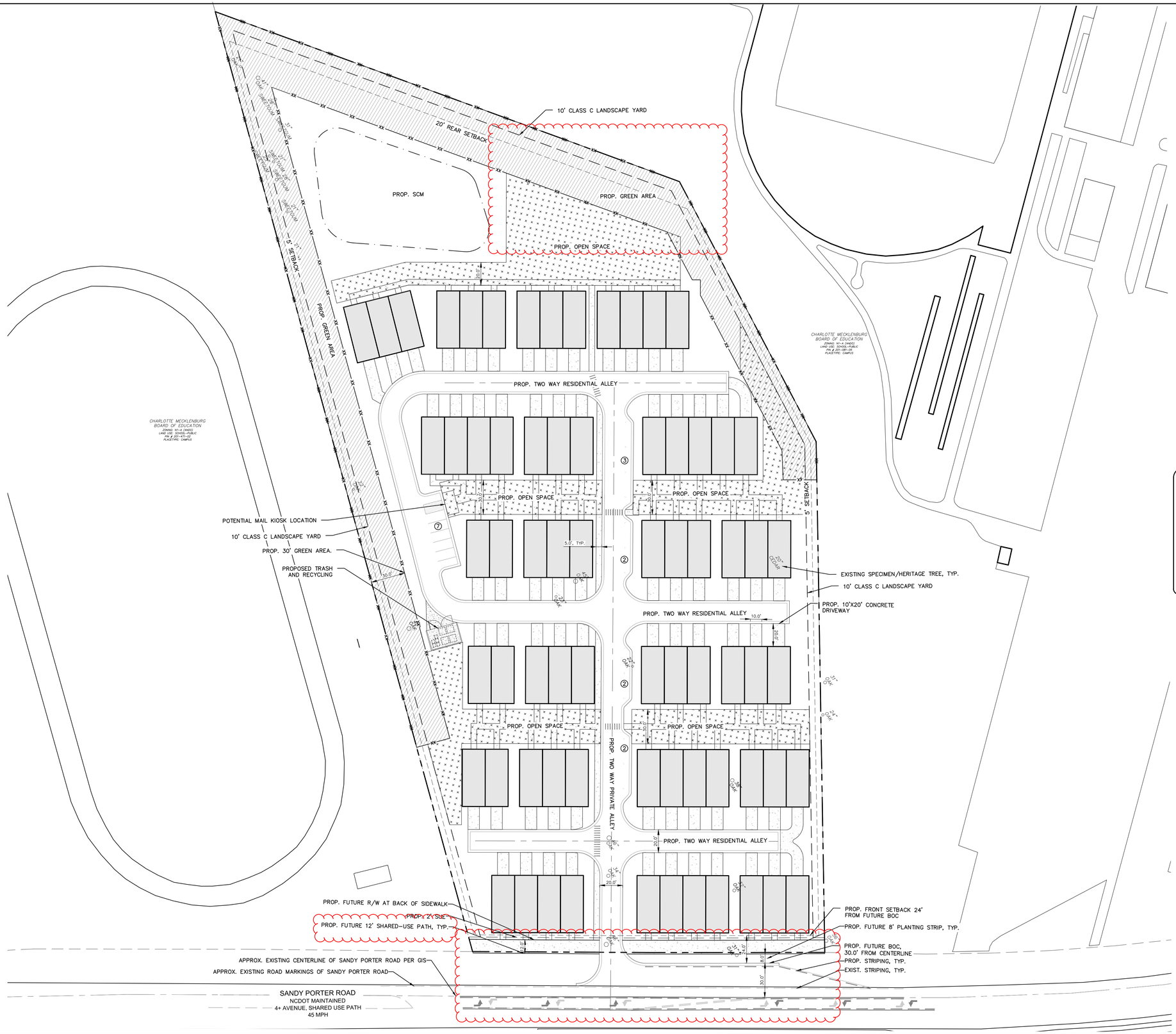

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	201-08-104
TOTAL SITE AREA:	+/- 6.397 AC.
EXISTING ZONING:	N1-A (ANDO)
PROPOSED ZONING:	N2-A (CD)(ANDO)
PROPOSED UNITS: 70	
SETBACKS:	
FRONT:	24' FROM FBOC
SIDE:	5'
REAR:	20'
MAX. BUILDING HEIGHT:	48'
PROPOSED USE:	MULTI-FAMILY ATTACHED (MDD)
BUILDING GFA:	70,000 SF
VEHICULAR PARKING:	
REQUIRED:	98 SPACES (1.5/UNIT)
PROPOSED:	152 TOTAL SPACES 70 GARAGE SPACES 70 DRIVEWAY SPACES 16 GUEST SPACES
GREEN AREA:	
REQUIRED:	41,798 SF (15%)
PROVIDED:	± 42,000 SF
EXISTING TREE CANOPY COVERAGE:	±76,693 SF (±27.5%) APPROXIMATE
OPEN SPACE:	
REQUIRED:	27,865 SF (10%)
PROVIDED:	± 37,173 SF

NOTES:
1. SANDY PORTER ROADWAY AND STREETSCAPE IMPROVEMENTS TO BE COORDINATED WITH CIP PM51216019 DURING PERMITTING
2. THE PETITIONER SHALL COORDINATE WITH NCDOT ND CDOT DURING PERMITTING REGARDING THE CONFIGURATION OF THE EXISTING PAVEMENT MARKINGS ON SANDY PORTER ROAD. FINAL DESIGN TO BE DETERMINED DURING PERMITTING.
3. PETITIONER TO DEDICATE FEE SIMPLE R/W TO NCDOT AND CITY OF CHARLOTTE, 50' MEASURED FROM EXISTING SANDY PORTER ROADWAY CENTERLINE.

SITE PLAN LEGEND:

- PROPOSED CURB AND GUTTER
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT LINE
- LIGHT DUTY CONCRETE / CONCRETE SIDEWALK
- PROPOSED GREEN AREA
- COMMON OPEN SPACE
- PROPOSED BUILDING

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GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

09/24/2026

The Drox Group, LLC
PO Box 111455
Charlotte, NC 28220

4109 Sandy Porter Rd

RZP-2026-033

Rezoning Plan

4109 Sandy Porter Road,Charlotte, NC 28273

NO.	DATE:	BY:	REVISIONS:
01	05/15/2026	UDP	REZONING SUBMITTAL #1
02	07/13/2026	UDP	REZONING SUBMITTAL #2
03	08/04/2026	UDP	REZONING SUBMITTAL #3
04	09/24/2026	UDP	REZONING SUBMITTAL #4

Project No: 25-CLT-102
Date: 05.15.2026
Sheet No:

RZ-1.0

Site Development Data:

Acreage:	+/- 6.397AC
Tax Parcel:	20108104
Existing Zoning:	N1-A (ANDO)
Proposed Zoning:	N2-A(CD)(ANDO)
Proposed Uses:	Up to (70) Multi-Family Attached Residential Units

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by The Drox Group, LLC (the "Petitioner") to accommodate the development of a multi-family attached residential development on an approximate 6.397-acre site located along the west side of Sandy Porter Road and north of Brown Grier Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 20108104, 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-A" 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 final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are 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 modification 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.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the N2-A zoning district, including a maximum of (70) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

2. A minimum of seven (7) residential dwelling units within the Development shall be offered for sale or lease to households with incomes at or below eighty percent (80%) of Area Median Income (AMI) for the Charlotte-Mecklenburg area, as established by the U.S. Department of Housing and Urban Development (HUD) and administered in accordance with the applicable provisions of the UDO Zoning Administration Manual. Such units shall remain subject to the affordability requirements for a period of no less than fifteen (15) years.

Transportation:

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 existing Sandy Porter Road and non-network required private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.

3. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

4. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

5. 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 Southwest Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

6. 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.

7. The Petitioner shall dedicate 50' of right of way measured from the centerline of Sandy Porter Road as generally shown on the Site plan.

8. Sandy Porter roadway and streetscape improvements will be coordinated with CIP PM51216019 during permitting.

9. Petitioner shall provide pedestrian and bicycle facilities along site frontage as generally depicted on the Site Plan by installing a 12-foot shared-use path in accordance with the council-adopted Charlotte Streets Map. Shared-use paths maintained by the City shall meet ADA/PROWAG requirements.

10. The Petitioner shall coordinate with NCDOT and CDOT during permitting regarding the configuration of the existing pavement markings on Sandy Porter Road. Final design to be determined during permitting.

11. The Petitioner shall coordinate with NCDOT and CDOT during permitting to install a left turn lane and right turn lane into the proposed development along Sandy Porter Road. NCDOT and CDOT will look at feasibility of both turn lanes during permitting.

Architectural and Design Standards:

1. In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the N2-A district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.

3. Building placement and site design of the multi-family attached units on site shall focus on and enhance the pedestrian environment when located adjacent public streets through the following:

   a. Buildings shall be placed to present a front or side façade to adjacent public streets.

   b. Usable porches or stoops may form an element of the building design. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.

   c. Direct pedestrian connections shall be provided from residential units to adjacent public streets.

   d. Height of residential structures on site shall be limited to 48 feet. Building height shall be measured on site as described within the Unified Development ordinance.

   e. All HVAC and mechanical shall be screened from public right of way view.

4. Townhouse and attached single family buildings fronting public or private network required streets should be limited to 5 individual units or fewer. The number of individual units per building should be varied in adjacent buildings if multiple 5 unit buildings are adjacent.

5. To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 12 inches.

6. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.

7. When usable porches are utilized, they shall form a predominant feature of the building design and may be located on the front and/or side of the building. Usable porches should be covered and be at least 6 feet deep. Stoops and entry-level porches may be covered, but should not be enclosed.

8. Garage doors proposed along network required public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.

9. The Site shall comply with Article 21 of the Ordinance. Dumpster and recycling service areas associated with residential uses shall be screened from public view as described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Amenities, Streetscape and Landscaping:

1. The Petitioner shall comply with Article 20 of the Unified Development Ordinance.

2. The Petitioner may subdivide the Site and Create sublots within the development area.

3. At least one 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. At least one bench or seating area per 4,000 sqft of required open space shall be provided. Bench and seating areas may be located in close proximity within open space areas to create cohesive communal gathering spaces and do not need to be evenly distributed throughout the site.

4. Each proposed Open Space area illustrated on the Site Plan shall incorporate a minimum of, but not limited to, two (2) of the following elements, as generally appropriate to the size and intended function of the Open Space area:

   a. Enhanced landscaping consisting of plantings in excess of minimum UDO planting requirements, which may include a combination of ornamental trees, evergreen or deciduous shrubs, ornamental grasses, perennials, or similar landscape materials;

   b. Specialty paving or hardscape materials, such as unit pavers, decorative concrete, masonry, stone, or similar enhanced materials;

   c. Shading elements, which may include shade trees, pergolas, trellises, shade structures, or similar features;

   d. Public gathering or seating areas containing benches, movable chairs and tables, or similar seating elements;

   e. Outdoor grilling areas containing permanent or designated grilling facilities and associated seating or gathering areas;

   f. A designated dog run or pet recreation area;

   g. Artistic elements, including public art, murals, sculpture, decorative installations, or similar features. Details and technical notes of the artistic element to be provided shall be provided during permitting.

Environmental Features:

1. The Petitioner shall comply with Part IX of the Unified Development Ordinance.

2. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

3. Development within any SWIM/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 submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

1. The Petitioner shall comply with the Article 22 of the Unified Development Ordinance.

Lighting:

1. All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

Amendments to Rezoning Plan:

1. Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the Ordinance.

2. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

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.

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Project No: 25-CLT-102

Date: 05.15.2026

Sheet No:

RZ-1.1