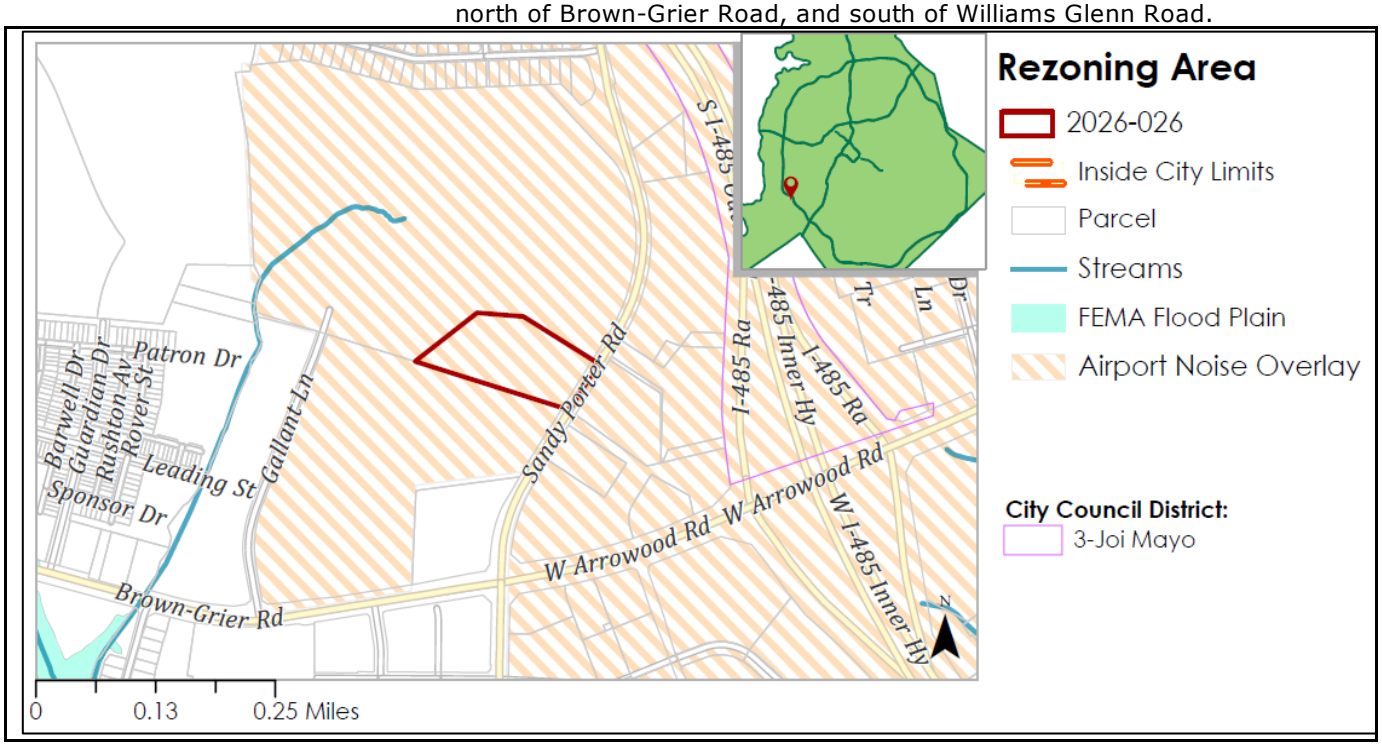
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-033
Post-Hearing Staff Analysis

Zoning Committee Meeting Date: October 6, 2026

REQUEST	Current Zoning: N1-A ANDO (Neighborhood 1-A, Airport Noise Disclosure Overlay) Proposed Zoning: N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)
LOCATION	Address: 4109 Sandy Porter Road, Charlotte, NC 28273 Approximately 6.4 acres located on the west side of Sandy Porter Road, north of Brown-Grier Road, and south of Williams Glenn Road.



SUMMARY OF PETITION	The petition proposes to develop a vacant parcel in the Steele Creek community with up to 70 townhome style dwellings.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	The Drox Group LLC The Drox Group LLC Paul Pennell, Urban Design Partners
COMMUNITY MEETING	The community meeting was held on August 4, 2026 and 2 people from the community attended. The community meeting report notes that items discussed at the meeting included traffic concerns on Sandy Porter Road and the inclusion of affordable housing within the development. The full meeting report is available online.

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the goals and policies of the *Southwest Middle Community Area Plan*. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by providing housing within walking distance of an elementary, middle, and high school. Additionally, the site is across Sandy Porter Road from a Community Activity Center that includes office and institutional uses that may provide employment and service opportunities for future residents. A capital improvement project will install a 12' shared use path along the west side of Sandy Porter Road, which will better connect the site to the surrounding schools and to goods and services located along Arrowood Road.
- 2: Neighborhood Diversity & Inclusion may be facilitated by providing 70 townhome style units grouped in buildings of 2-5 units.
- 3: Housing Access for All may be facilitated by reserving 7 units at 80% Area Median Income (AMI) for a period of 15 years.

Rationale for Recommendation

- While out of alignment with the recommended Neighborhood 1 Place Type, the petition is consistent with the goals and policies of the *Southwest Middle Community Area Plan* and meets minor map amendment criteria for a transition to the Neighborhood 2 Place Type.
- The proposed townhome style dwellings would diversify the housing options along this segment of Sandy Porter Road, which is characterized primarily by single family dwellings and apartments.
- The site is remnant parcel adjacent to a Charlotte Mecklenburg Schools campus that includes Olympic High School, Kennedy Middle School, and Steele Creek Elementary School.
- The petition would contribute to housing affordability by providing 7 units at 80% AMI for a period of 15 years.

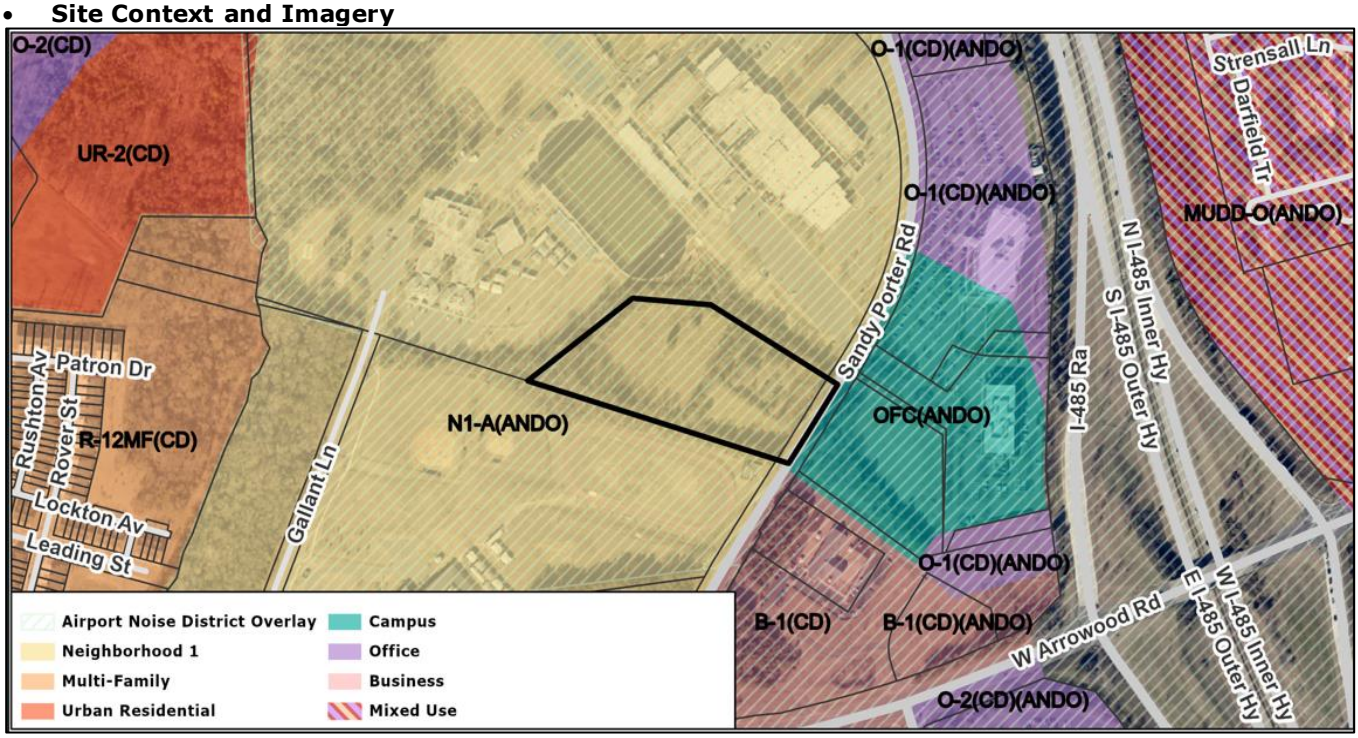
The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type for the site.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**
  - Existing Zoning:
    - N1-A: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 10,000 square feet or greater.
    - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
  - Proposed Zoning:
    - N2-A: This district is intended for the development of multi-family attached dwellings, either as standalone buildings or as components of multi-dwelling developments.
    - ANDO: The Airport Noise Disclosure Overlay provides notice to property owners that the use and enjoyment of the property is subject to over flights and noise consistent with airport operations.
    - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Proposes up to 70 multi-family attached dwellings in a multi-dwelling development.
  - Includes one 5-unit building, 5 quadraplex buildings, 12 triplex buildings, and 3 duplex buildings.
  - Commits to 7 dwelling units to be reserved for households earning up to 80% Area Median Income for 15 years.
  - Dwellings are accessed through private alleys.
  - Illustrates open space and green area in excess of UDO requirements.
  - Provides a 10' Class C landscape yard around the perimeter of the site where adjacent to Charlotte-Mecklenburg Schools property.
  - Commits to 16 guest parking spaces, most of which are located along the primary east-west alley.
  - Provides 8' planting strip and 12' multi-use path along the site's frontage of Sandy Porter Road.
  - Commits to coordination with CDOT and NCDOT during permitting to install a left turn lane into the south from Sandy Porter Road.
  - Commits to some preferred architectural and design standards including pitched roof ratios and recessed garage doors.
  - Commits to residential entrances being a minimum of 12 inches above average sidewalk grade when located with 15 feet of the sidewalk.

- **Site Context and Imagery**



  - The site is surrounded primarily by N1-A zoning to the north and south on properties developed with Charlotte-Mecklenburg Schools. Properties to the east across Sandy Porter Road have non-residential zoning including O-1(CD), OFC, and B-1(CD). The subject property and properties to the north, south, and east are within the ANDO (Airport Noise Disclosure Overlay).

The site, marked by a red star, is surrounded by a large Charlotte Mecklenburg Schools campus that includes Olympic High, Kennedy Middle, and Steele Creek Elementary. Office uses are to the east across Sandy Porter Road.

Street view of the site, which is currently occupied by one single family dwelling.

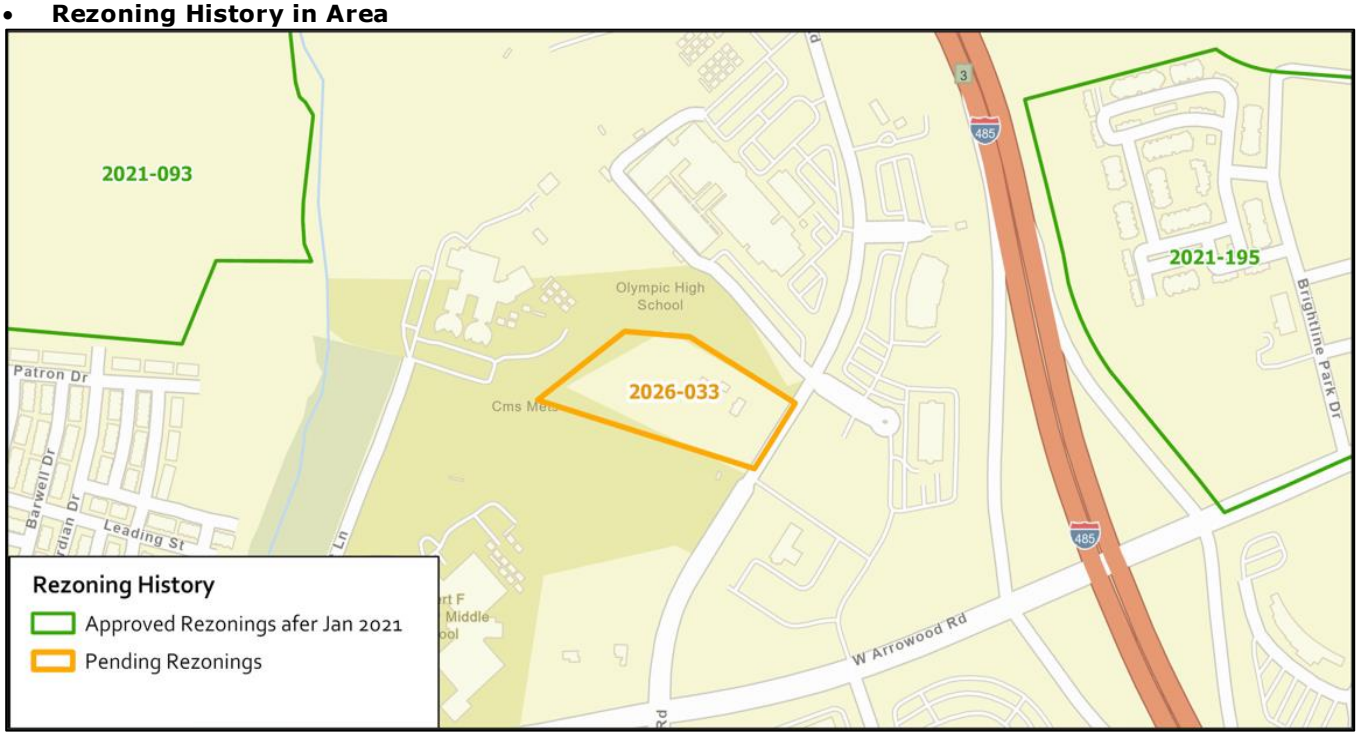
Street view of Olympic High School to the north of the site.

Street view of office uses to the east of the site across Sandy Porter Road.

Street view of Kennedy Middle School to the south of the site.

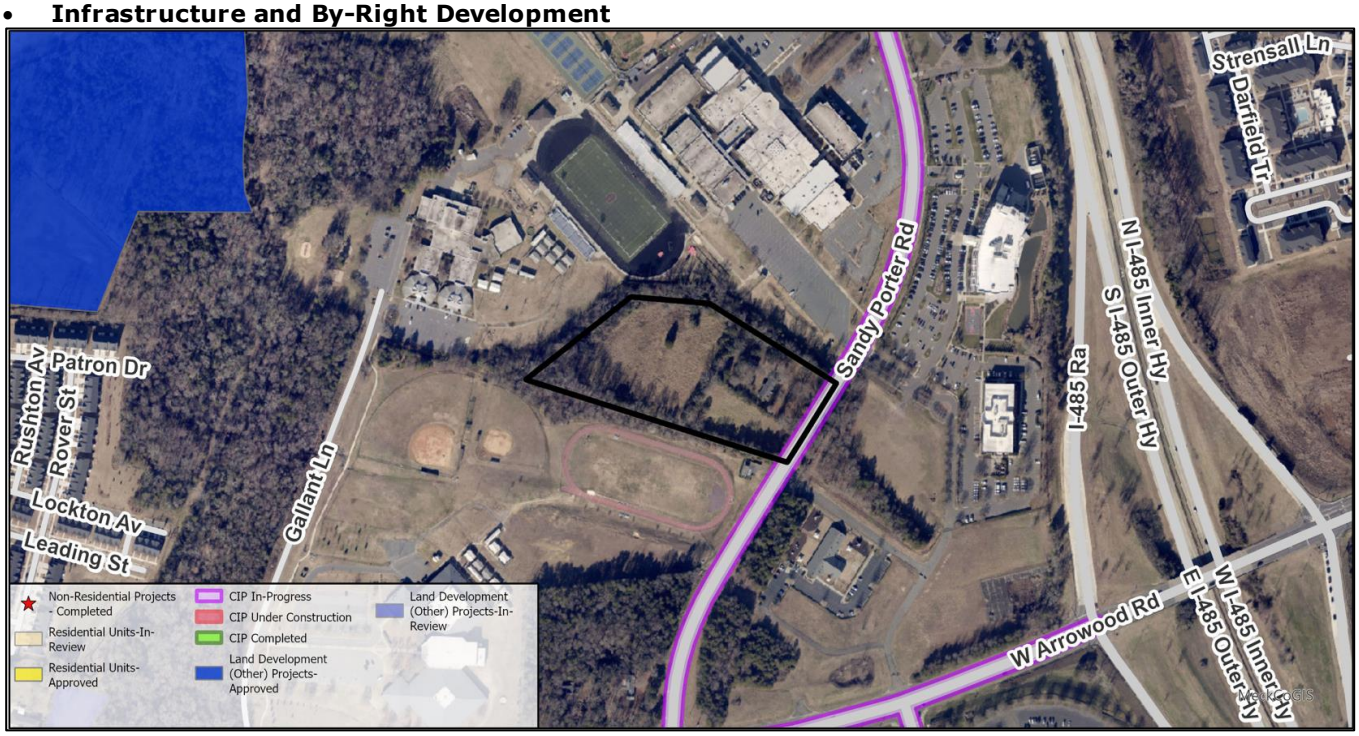
Street view of Steele Creek Elementary School to the west of the site.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2021-195	Rezoned 60.65 acres from MUDD-O AIR (Mixed-Use Development District-Optional, Airport Noise Overlay) to MUDD-O AIR SPA (Mixed-Use Development District-Optional, Airport Noise Overlay, Site Plan Amendment) and I-1(CD) AIR (Light Industrial, Conditional, Airport Noise Overlay) to allow for an additional 150 residential dwellings, 10,000 SF of non-residential uses, and 25,000 SF of I-1 uses to a previously approved plan.	Rezoning approved, permit application approved for residential portion of site (LDUR-2021-00025), construction complete.
2021-093	Rezoned 184.9 acres from R-3 (Single Family Residential), MUDD(CD) (Mixed-Use Development District, Conditional), and I-1(CD) (Light Industrial, Conditional) to O-2(CD) (Office, Conditional), MUDD-O (Mixed-Use Development District-Optional), and UR-2(CD) (Urban Residential, Conditional) with five years vested rights to allow for The petition proposes to develop vacant land in the Steele Creek community with up to 1,230,000 square feet of office and/or medical office uses, 340,000 square feet of community hospital uses, 104,200 square feet of commercial uses, hotel uses with up to 250 rooms, 275 multifamily dwelling units and/or senior multifamily dwelling units, and 50 single family attached dwelling units.	Rezoning approved, permit application approved for infrastructure (LDCP-2024-00036), construction underway.

- **Infrastructure and By-Right Development**



  - This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
  - More information on the specific projects in this area can be found using Development Near Me

- **Public Plans and Policies**

  - The *Southwest Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood 2 Place Type.
    - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhouses and apartments alongside neighborhood-serving shops and services.
- This site is within the *Southwest Middle Community Area Plan*. The rezoning petition may help facilitate the priority goals 1, 2, and 3 given its commitment to providing middle density housing adjacent to three Charlotte-Mecklenburg Schools and offering 7 affordable units.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood 2.

Criteria for Neighborhood 2 Minor Map Amendment	**Description**	**Site Information**
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	2-4 acres	The petition area is approximately 6.4 acres.
Preferred Place Type Adjacencies	N1, NAC, CAC, RAC, COMM, CAMP, IMU, PP	The petition is adjacent to Campus and CAC Place Types.
Locational Criteria (all considered)	Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ¼ or ½ mile of Activity Center, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads	This petition meets most of these criteria with Campus and CAC properties adjacent, access to housing being a top priority in this area, and frontage along Sandy Porter Road, which is a state-maintained minor arterial.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The site is located adjacent to Sandy Porter Road, a State-maintained minor arterial, north of West Arrowood Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to update shared-use path language and commit to installing a right-turn lane along Sandy Porter Road. Further details are listed below.
    - **Active Projects:**
    - CIP - Brown-Grier Rd Improvements
      - Project Description: Widen to a 4-lane, median-divided road with SUPs. Construct a SUP on the west side of Sandy Porter Rd to Williams Glenn Rd. To the south, construct sidewalk on the west side of Sandy Porter Rd to existing sidewalk.
      - Project will be installing 12' SUP with ditch section along frontage
      - Developer is proposing C&G with 8' PS and 12' SUP
      - C&G for CIP project stops just short of developer's parcel
      - Limits From and To: Steele Creek Rd to I-485
      - Project Number: PM51216019
      - Project Phase: Real Estate. Project is starting utility relocation
      - Estimated Completion Date: TBD. Expected to go to construction October2028-December 2030
      - CDOT PM: Bailey Lankford. Coordinate with PMs to mitigate project conflicts
      - GS PM: Abby Preston

- TIP - Brown-Grier Road; Sandy Porter Road
  - TIP: HL-0138
  - Description: NC 160 to I-485; William Glen to Brown-Grier Road. Improve corridors.
  - Category: DIV
  - Mode: Highway
  - Construction Year: 2027
- **Transportation Considerations:**
  - See Outstanding Issues, Notes 6-9.
- **Vehicle Trip Generation:**
  - Current:
    - Existing Use: 15 trips per day (based on one single family dwelling).
    - Existing Zoning Entitlements: 219 trips per day (based on 19 single family dwellings).
  - Proposed Zoning: 483 trips per day (based on 70 townhome-style dwellings).

- **Storm Water Services**
  - **Considerations:**
    - No comments submitted.

- **Charlotte Water**
  - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main along Sandy Porter Rd.
  - The closest available sewer gravity main is approximately 750 feet southwest of the rezoning boundary along Sandy Porter Rd. A developer donated project will be required in cases where there is not direct service. The applicant should contact Charlotte Water's New Services at (704) 432-2854 for more information regarding access to sewer system connections.
  - **Considerations:**
    - No outstanding issues.

- **Charlotte-Mecklenburg Schools**
  - The development may add 9 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Steele Creek Elementary currently at 84% utilization, would increase to 85%
    - Kennedy Middle currently at 103% utilization, would increase to 104%
    - Olympic High currently at 54% utilization.
  - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**
  - **Considerations:**
    - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** See outstanding issues, Note 10.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. ~~Revise conditional notes to change all references to "multi-use path" to "shared-use path".~~ ADDRESSED
2. ~~Revise conditional note 11 to state "The Petitioner shall coordinate with NCDOT and CDOT during permitting to install a left turn lane and a right turn lane into the proposed development along Sandy Porter Road. NCDOT and CDOT will look at feasibility of both turn lanes during permitting."~~ ADDRESSED

Site and Building Design

3. ~~Revise green area in the northwestern corner of the site to exclude the area that does not include tree canopy.~~ ADDRESSED
4. ~~Include prescriptive standards for the selected open space elements. Ex: "Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided. Details around the artist, actual artwork are not required." The following note may be included to provide more details during the land development process: "When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation."~~ ADDRESSED
5. ~~Clarify that AMI will be set using the definition established by the Department of Housing and Urban Development.~~ ADDRESSED

OUTSTANDING ISSUES AFTER PUBLIC HEARING

Transportation

6. Update site plan to show new curb and gutter installation along entire project frontage.
7. Update site plan and conditional notes to remove "future" notation on proposed elements, except for "future back of curb" notation.
8. Update site plan to revise Sandy Porter roadway centerline to be in the center of existing pavement (center of existing center turn lane).
9. Update site plan to revise Sandy Porter right turn lane to be 11ft wide. The right turn lane will function as a travel lane in the future when the rest of Sandy Porter is built out to the ultimate roadway section.

Site and Building Design

10. Add the following conditional note: "The petitioner agrees that any potential renters of property on the site will be notified of possible airport related noise impacts in accordance with UDO Section 14.9."

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908