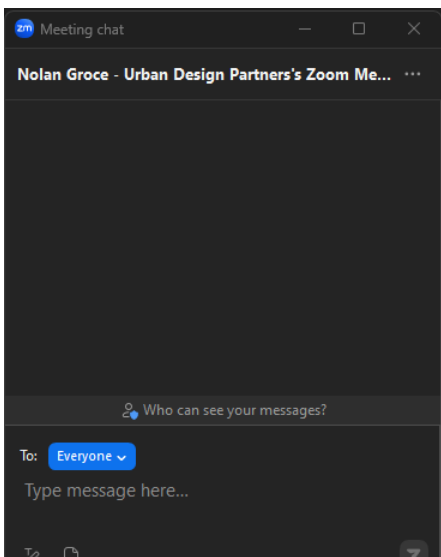
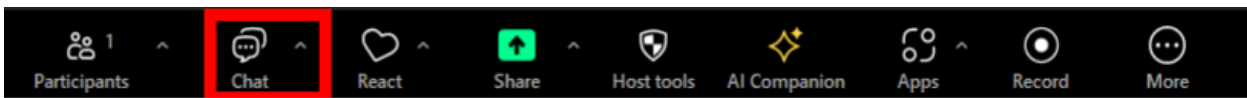




SANDY PORTER TOWNHOMES
REZONING PETITION #2024-077
THE DROX GROUP, LLC
URBAN DESIGN PARTNERS



1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.

2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.





WHAT IS ZONING?

Zoning is the city's method of classifying land by usage.

N1-A

N1-B

N1-C

N1-D

N1-E

N1-F

N2-A

N2-B

N2-C

CG

CR

IC-1

IC-2

OFC

RC

ML-1

ML-2

IMU

NC

CAC-1

CAC-2

RAC

UE

UC

TOD-TR

TOD-CC

TOD-NC

TOD-UC

- Conventional vs Conditional
- “CD” Conditional Ex: N2-A (CD)
- Types of Zoning Districts:
 - Neighborhood
 - Employment
 - Centers
 - Special Purpose & Overlay

CLT 2040 COMPREHENSIVE PLAN

The Comprehensive Plan is a living document that provides a policy framework that will guide our city's decision-making and investment in both the near and long term. CLTFuture2040plan.com

CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (UDO)

The UDO simplifies, consolidates and updates the regulations that guide Charlotte's development into a single document and aligns these standards with the vision of the 2040 Comprehensive Plan.

2040 POLICY MAP

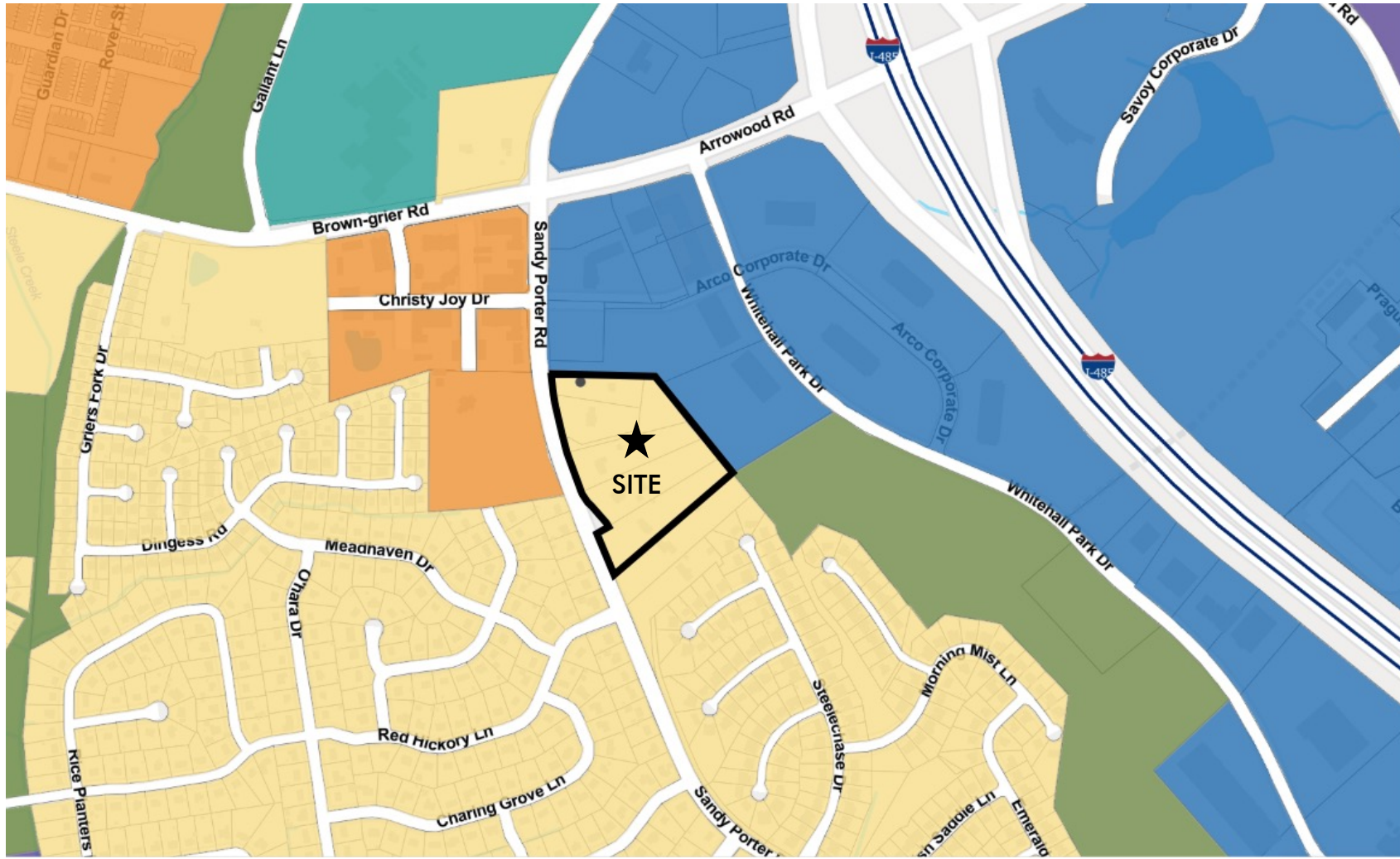
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



EXISTING ZONING MAP AND DISTRICTS:

- N1-A
- R-3 (CD)
- R-4 (CD)
- UR-2 (CD)
- B-1 (CD)
- B-2 (CD)
- O-2(CD)
- I-1(CD)

Charlotte Future 2040 Policy Map



- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Community Activity Center
- Campus

ZONING TRANSITIONS NEEDED WHEN ADJACENCIES EXIST BETWEEN THESE PLACE TYPES:

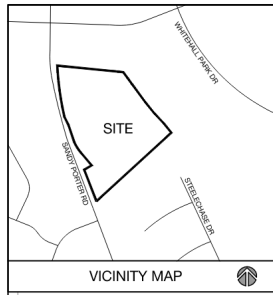
Parks & Preserves	Neighborhood 1	Neighborhood 2	Commercial	Campus	Innovation Mixed Use	Manufacturing and Logistics	Neighborhood Center	Community Activity Center	Regional Activity Center
<ul style="list-style-type: none"> No transitions needed 	<ul style="list-style-type: none"> Commercial Campus Innovation Mixed Use Manufacturing & Logistics Community Activity Center Regional Activity Center 	<ul style="list-style-type: none"> Commercial Manufacturing & Logistics 	<ul style="list-style-type: none"> Neighborhood 1 Neighborhood 2 Neighborhood Center 	<ul style="list-style-type: none"> Neighborhood 1 Manufacturing & Logistics 	<ul style="list-style-type: none"> Neighborhood 1 	<ul style="list-style-type: none"> Neighborhood 1 Neighborhood 2 Campus Neighborhood Center Community Activity Center Regional Activity Center 	<ul style="list-style-type: none"> Commercial Manufacturing & Logistics Regional Activity Center 	<ul style="list-style-type: none"> Neighborhood 1 Manufacturing & Logistics 	<ul style="list-style-type: none"> Neighborhood 1 Manufacturing & Logistics Neighborhood Center

PLACE TYPE MINOR AMENDMENT CRITERIA

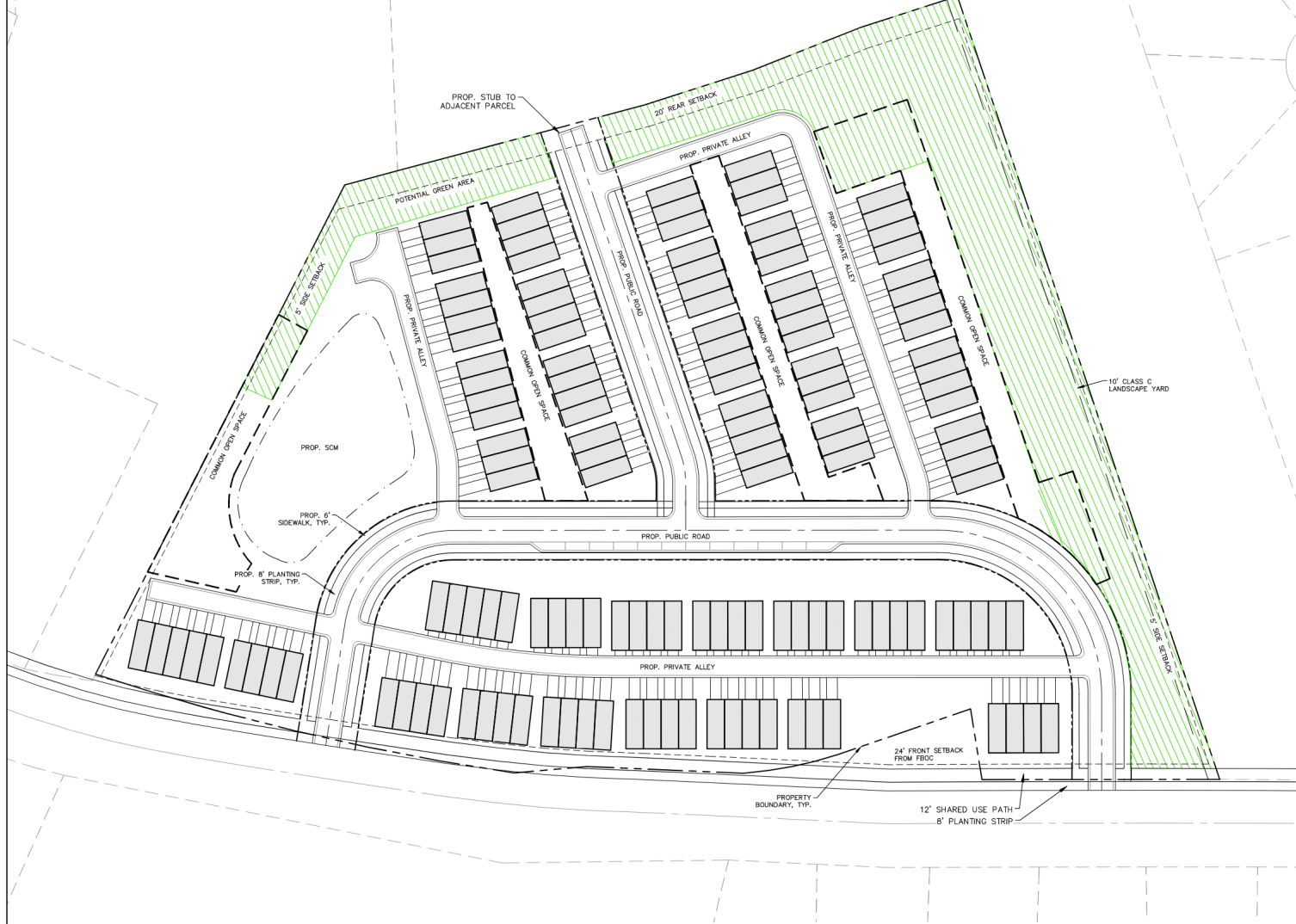
Requested Place Type	Minimum Acreage Requirement (includes adjacent parcels of the same Place Type)	Preferred Place Type Adjacencies	Locational Criteria
NEIGHBORHOOD 1 (N1)	5 contiguous parcels	N2; NAC; CAMP; PP	All Required: <ul style="list-style-type: none"> Not within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor Not within Access to Housing Gap (EGF)
NEIGHBORHOOD 2 (N2)	5 acres	N1; NAC; CAC; RAC; COMM; CAMP; IMU; PP	All considered: <ul style="list-style-type: none"> Within ½ mile walkshed of high-capacity transit station or within ½ mile of major transportation corridor Within ½ mile walkshed of major trail access point Within ¼ or ½ mile of Activity Centers, Campus or Innovation Mixed Use Within Access to Housing Gap (EGF) Remnant parcels Frontage along arterial or major roads
COMMUNITY ACTIVITY CENTER (CAC)	20 acres	N2; CAMP; IMU; NAC;RAC; COMM; PP	Required: <ul style="list-style-type: none"> Not within Uptown Must also meet one requirement below: <ul style="list-style-type: none"> Within ½ mile walkshed of high capacity transit station or within ½ mile of major transportation corridor Within EGF gap of any type

DESIGN CONSIDERATIONS

- Existing Site Conditions
- City of Charlotte Unified Development Ordinance
- Community Input
- Charlotte 2040 Plan and Policy Mapping
- Existing Entitlements
- Pedestrian Safety
- Vehicular Traffic Patterns
- Greenspace and Natural Areas



VICINITY MAP



Site Details:

Average	+/- 11.05AC
Tax Parcel	201-021-32, 201-021-04, 201-021-33, 201-021-06, 201-021-07,
Existing Zoning	M1-A (AMDO)
Proposed Zoning	M2-A (CZ) (AMDO)
Proposed Uses	Up to (143) Multi-Family Attached Residential Units
Req. Gross Area	1.65 AC (15% of total site area)
Req. Open Space	1.21 AC (250 sq Ft Per Dwelling)

- General Provisions:**
- 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 approximately 11.05-acre site located west of Sandy Porter Road and south of West Arroyo Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 20102132, 20102104, 20102133, 20102106, and 20102107, located in the City of Charlotte.
 - 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).
 - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the M2-A Zoning District shall govern all development taking place on the Site.
 - 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 size of the development and site elements depicted on the Rezoning Plan are graphic representations 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.
 - 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:**
- Use allowed within the rezoning area included in this Petition are those uses that are permitted within the M2-A zoning district, including a maximum of (143) Multi-Family Attached Residential dwelling units along with any incidental and accessory use relating to and allowable within the associated zoning district.

- Transportation:**
- Vehicle access to public rights of way shall 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.
 - The site shall be served by a combination of public roads and non-network required private drive 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.
 - Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.
 - 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 northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- Architectural and Design Standards:**
- In addition to design provisions contained within Article 5 & 18 of the Unified Development Ordinance for the M2-A district, the development of the site shall be governed by the following provisions and standards provided by the Petitioner and which will be binding on the development of the site.
 - 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, painted stone, pre-finished concrete, 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 site features.
 - 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 facade to all 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.
 - 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:**
- The Petitioner shall comply with Article 20 of the Unified Development Ordinance.
 - The Petitioner shall provide a minimum ten (10) foot wide Class C landscape yard, as generally depicted on the Rezoning Plan along the southern property boundary.

- Environment Features:**
- The Petitioner shall comply with Part IX of the Unified Development Ordinance.
 - 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 submitted 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.
 - Development within any SWM/PCSD Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner shall submit 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:**
- The Petitioner shall comply with the Article 22 of the Unified Development Ordinance.
- Lighting:**
- All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

Amendments to Rezoning Plan:

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.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or 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:**
- 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 borne to the benefit of the Petitioner and its current and subsequent owners of the Site and their respective successors in interest and assigns.
 - 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.



1213 W Mountain at Ste 450
Charlotte, NC 28208
P: 704.234.2503
urbanpartners.com

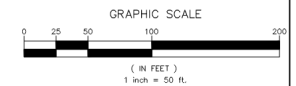
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

The Drox Group, LLC
PO Box 11145
Charlotte, NC 28220

Sandy Porter Townhomes
Rezoning Site Plan
3836 Sandy Porter Road, Charlotte, NC 28273

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-108
Date: 05.10.2024
Sheet No:





SITE DATA:


PARCEL ID:	201-02-132, 201-02-104, 202-02-133, 201-02-105, 202-02-106, 202-02-107
SITE AREA:	481,338 SF (11.05AC)
EXISTING ZONING:	N1-A (ANDO)
PROPOSED ZONING:	N2-A (CD) (ANDO)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	143
PARKING:	
REQUIRED:	215 SPACES (1.5 PER UNIT)
OPEN SPACE:	
REQUIRED:	35,750 SF (250 SF PER UNIT)
GREEN AREA:	
REQUIRED:	1.65 AC (15% OF THE SITE)

LEGEND:

	MULTI-FAMILY ATTACHED UNITS
	SCM HATCH


SANDY PORTER TOWNHOMES | SITE RENDERING

1" = 50'-0"



0 50 100 200

JULY 2024



2024-004 ZONING PETITION TIMELINE

- Petitioner Community Meeting: July 17, 2024
- Public Hearing: September 16, 2024
- Zoning Committee: October 1, 2024
- City Council Decision: October 21, 2024

Questions?

Nolan Groce, MPA

Urban Design Partners

ngroce@urbandesignpartners.com

(704) 334-3303

