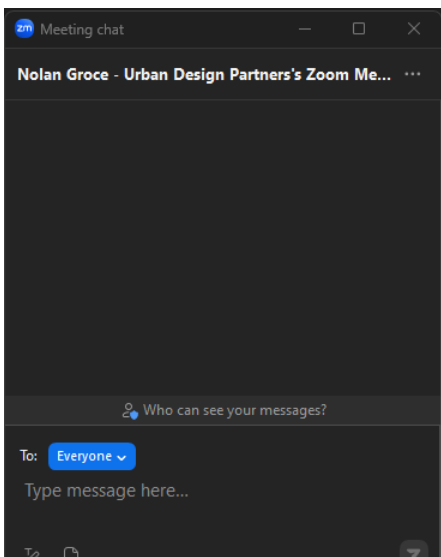
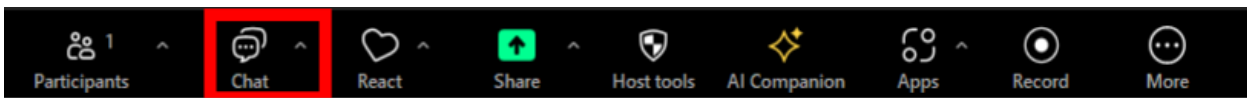




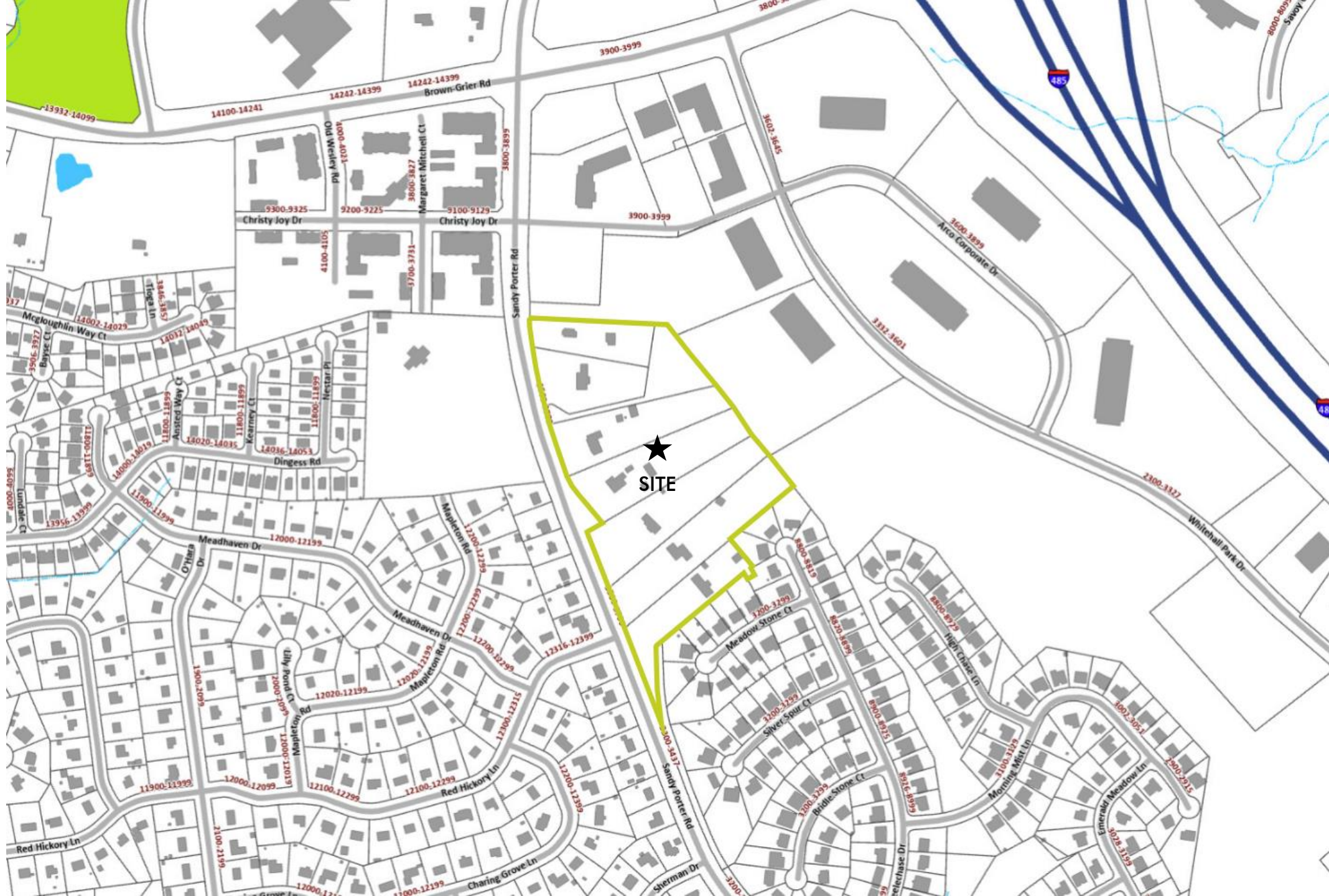
**SANDY PORTER TOWNHOMES**  
**REZONING PETITION #2024-077**  
**THE DROX GROUP, LLC**  
**URBAN DESIGN PARTNERS**



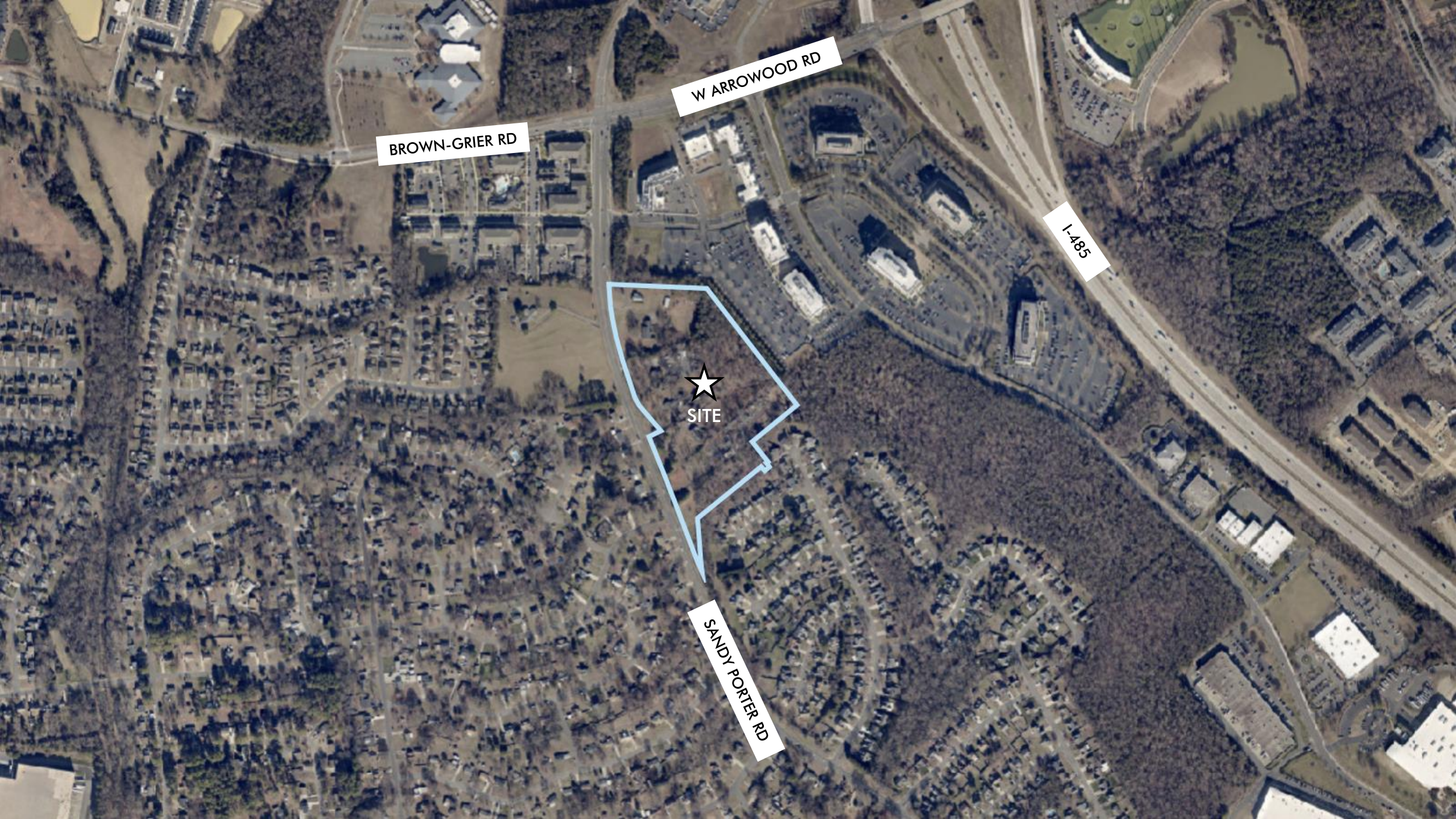
1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.



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.



SITE



BROWN-GRIER RD

W ARROWOOD RD

I-485

★  
SITE

SANDY PORTER RD

# 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](http://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

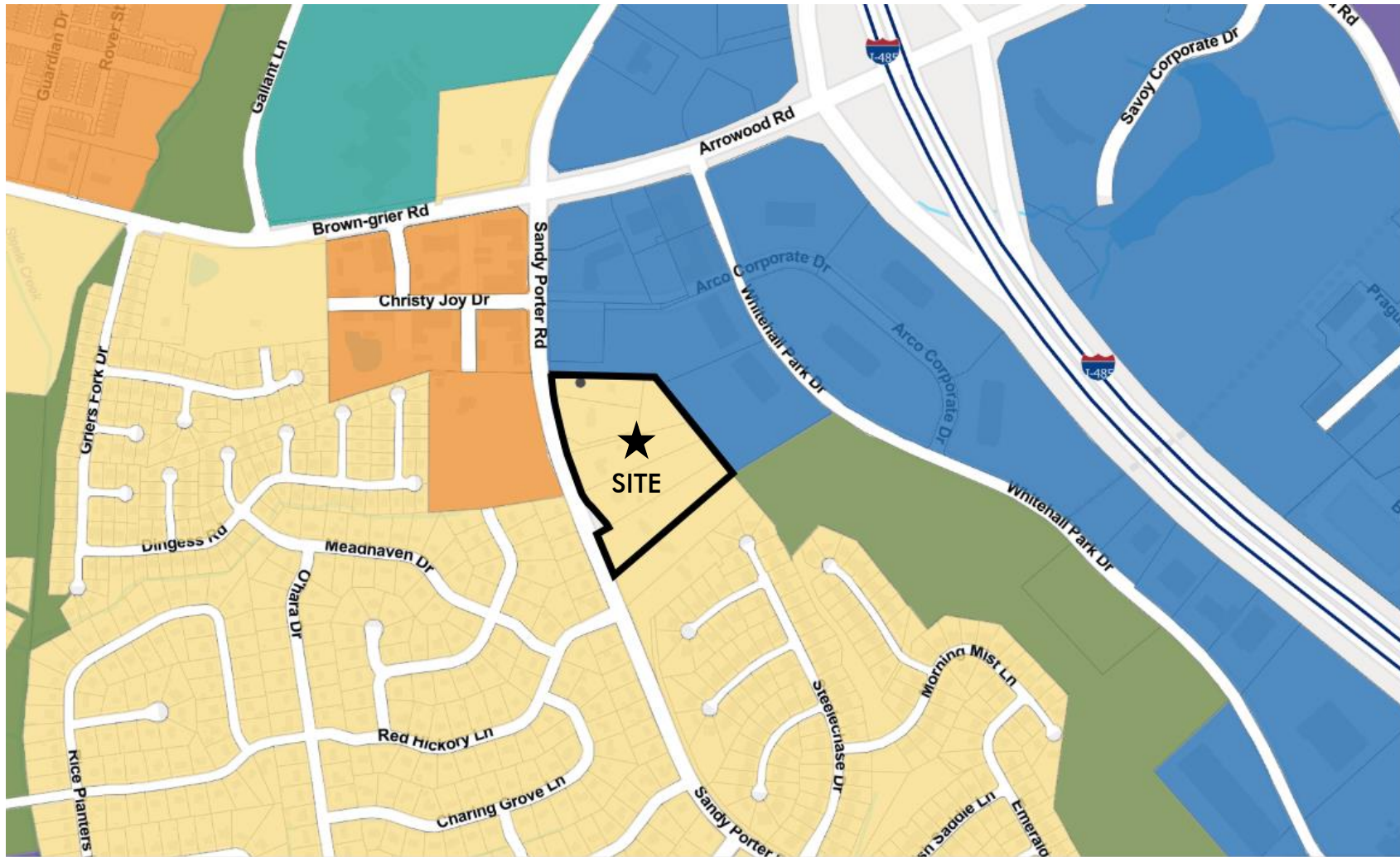
With continuing input from the community, the Planning Department is using a place types tool to create a map that translates place-based policies from the plan to specific locations throughout the community.



## 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:

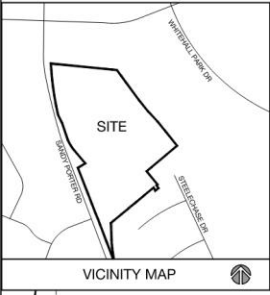
Parks & Preserves	Neighborhood 1	Neighborhood 2	Commercial	Campus	Innovation Mixed Use	Manufacturing and Logistics	Neighborhood Center	Community Activity Center	Regional Activity Center
<ul style="list-style-type: none"> <li>No transitions needed</li> </ul>	<ul style="list-style-type: none"> <li>Commercial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

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

# 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

WH OFFICE BLDG  
 201-107-107, 201-02-108  
 PARCEL: 01-107(AMC)  
 ZONE: 0-107(AMC)

CATAMBA LAKES CONDOMINIUM  
 201-107-107, 201-02-108  
 PARCEL: 01-107(AMC)  
 ZONE: 0-107(AMC)

Site Development Data

Acreage: +/- 15.87AC  
 Tax Parcel: 201-02-132, 201-02-104, 201-02-133, 201-02-105, 201-02-106,  
 201-02-107, 201-02-08, 201-02-109  
 Existing Zoning: N7-A  
 Proposed Zoning: NC-8  
 Proposed Use: DOWNTOWN FAMILY ATTACHED TOWNHOMES  
 Prop. Green Area: 1.08 AC (ACHARGE - HOW DEDICATION)  
 Proposed Green Area: 1.08 AC  
 Prop. Open Space: 48,500 SF  
 Proposed Open Space: 48,500 SF



1213 W Morehead St Ste 400  
 Charlotte, NC 28208  
 P: 704.334.3503  
 urbanpartners.com

nc firm no: P-0418 sc coa no: C-0304

PRELIMINARY DRAWING  
 FOR PRELIMINARY PURPOSES ONLY

05/10/2024

The Drox Group, LLC

PO Box 11145  
 Charlotte, NC 28220

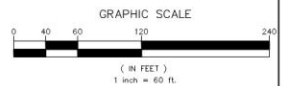
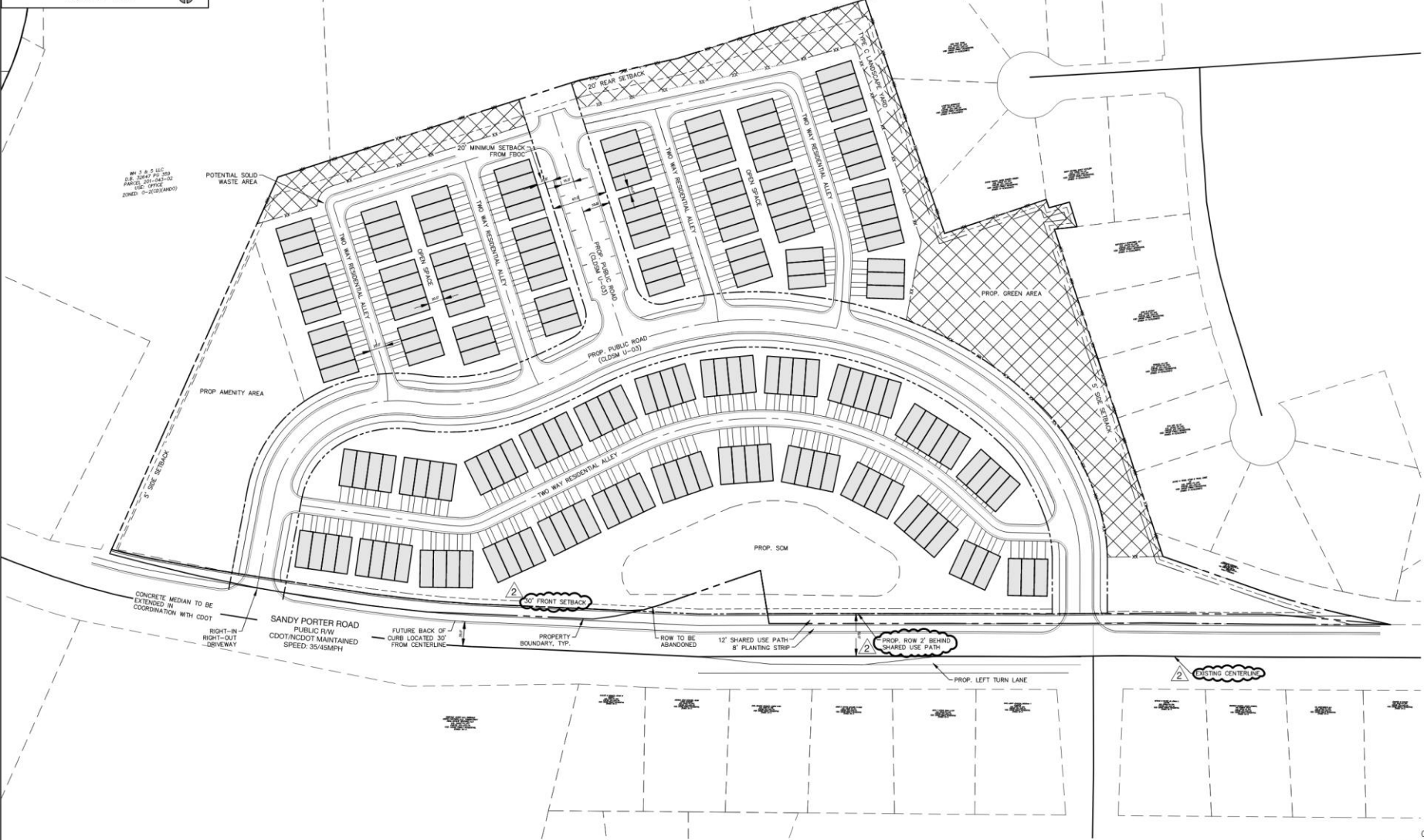
Sandy Porter  
 Townhomes

Rezoning Site Plan  
 3636 Sandy Porter Road, Charlotte, NC 28273

NO. DATE BY: REVISIONS  
 001 08/12/2024 GMP Revise 011  
 002 08/12/2024 LSP Revise 002

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

RZ-1.0



REZONING PETITION #2024-077



<b>SITE DATA:</b>	
PARCEL ID:	201-02-132, 201-02-104, 202-02-133, 201-02-105, 202-02-106, 202-02-107
SITE AREA:	691,297 SF (15.87AC)
EXISTING ZONING:	N1-A (ANDO)
PROPOSED ZONING:	N2-A (CD) (ANDO)
PROPOSED USE:	MULTI-FAMILY ATTACHED
UNIT COUNT:	194
PARKING:	
REQUIRED:	291 SPACES (1.5 PER UNIT)
OPEN SPACE:	
REQUIRED:	48,500 SF
GREEN AREA:	
REQUIRED:	1.99 AC (ACREAGE - ROW DEDICATION)

# SANDY PORTER TOWNHOMES | SITE RENDERING



SEATING AREAS



FIRE PIT AREA



POOL AND CLUBHOUSE



PLAYGROUND



COMMUNITY LAWN



BUTTERFLY GARDEN



# SANDY PORTER TOWNHOMES | IMAGERY

AUGUST 2024





# 2024-077 ZONING PETITION TIMELINE

- Petitioner Community Meetings: July 17, 2024  
September 18, 2024
- Public Hearing: October 21, 2024
- Zoning Committee: November 5, 2024
- City Council Decision: November 18, 2024

# Questions?

Nolan Groce, MPA

Urban Design Partners

[ngroce@urbandesignpartners.com](mailto:ngroce@urbandesignpartners.com)

(704) 334-3303

