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nc firm no: P-0418 sc coa no: C-03044  
PRELIMINARY DRAWING  
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01/12/2026

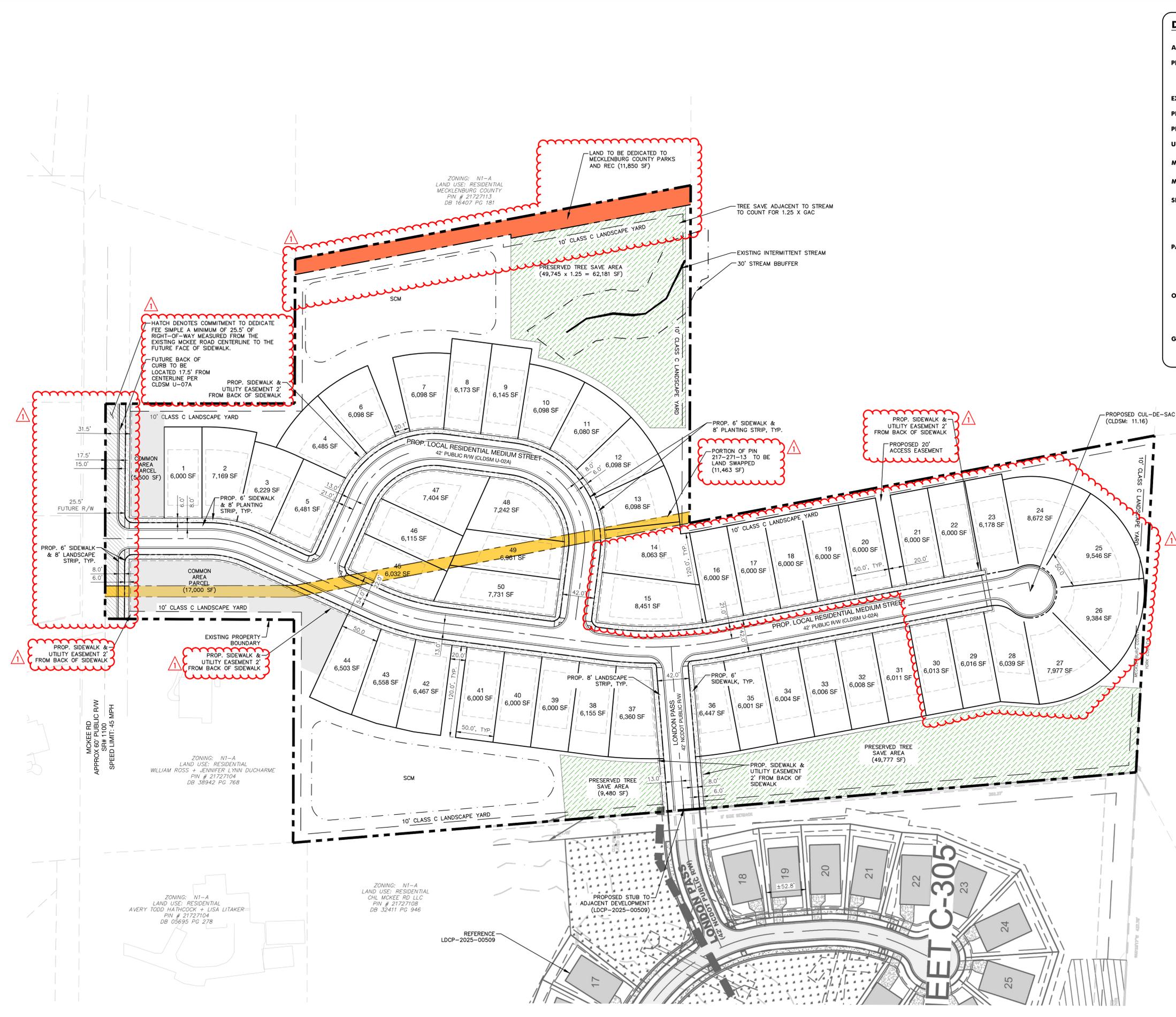
Graham Drury  
The Drox Group, LLC

# McKee Road RZP-2025-124

## Rezoning Site Plan

17705 McKee Rd., Charlotte, NC 28278

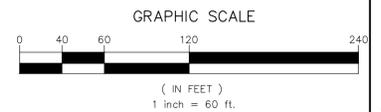
DEVELOPMENT SUMMARY	
ACRES:	± 16.83 AC / 733,312 SF
PIN(S):	217-271-03, 217-271-05, 217-271-06, 217-271-11, 217-271-12, 217-271-13
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N1-C (CD)
PROPOSED USE:	SINGLE FAMILY
UNIT COUNT:	50 DU
MIN. LOT AREA:	6,000 SF
MIN. LOT WIDTH:	50'
SETBACKS:	FRONT: 17' SIDE: 5' (CORNER: 10') REAR: 30'
PARKING:	REQUIRED: 100 SPACES (2.0/DU) PROPOSED: PER ORDINANCE
OPEN SPACE:	REQUIRED: 0 SF (0%) PROPOSED: PER ORDINANCE
GREEN AREA:	REQUIRED: 109,997 SF (15% x 733,312) PROPOSED: PER ORDINANCE



COOPER CODY CARTER CICI E  
PID: 645000019  
YORK COUNTY  
ZONED: RUD  
(YORK COUNTY)



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NO. DATE: BY: REVISIONS:  
01 01/12/2026 UDP Revision 01

Project No: 25-CLT-166

Date: 11.14.2025

Sheet No:

# RZ-1.0

**Development Data Table:**

Site Area:	+/- 16.83 Acres
Tax Parcel:	217-271-03, 217-271-05, 217-271-06, 217-271-11, 217-271-12, & 217-271-13
Existing Zoning:	N1-A
Proposed Zoning:	N1-C (CD)
Proposed Uses:	50 Single Family Dwelling Units
Maximum Building Height:	40'
Parking:	2 Spaces Per Dwelling Unit
Setbacks:	
Front:	17' Building; 20' Garage
Side:	5'; 10' Corner Side
Rear:	30'
Green Area:	+/- 2.52 Acres (15% x 16.83 Acres)

**General Provisions:**

- These development standards form part of the rezoning petition filed by the Drox Group, LLC (the "Petitioner") to accommodate a residential development on an approximate 16.38-acre site, located east of McKee Road in Mecklenburg County.
- Development shall be governed by these development standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the "Ordinance").
- Unless these Development Standards establish more stringent standards, the regulations established under the Ordinance for the N1-C Zoning district shall govern all development on Site.

**Permitted Uses:**

- Uses allowed within the rezoning area include up to 50 single family dwellings, along with any incidental and accessory uses relating to and allowable within the associated zoning district.

**Transportation:**

- Vehicular access shall be limited to existing public rights-of-way and future cross parcel connections to future proposed rights-of-way as illustrated within the Site Plan.
- In coordination with NCDOT and CDOT, the Petitioner shall improve McKee Road along the Site's frontage in accordance with the Charlotte Streets Map and the Unified Development Ordinance ("UDO") standards.
- In coordination with NCDOT and CDOT, McKee Road shall be constructed to the U-07A Local Residential Wide Typical Section, measured from the roadway centerline. A minimum 21 feet of right-of-way from the road centerline along internal public streets and a minimum of 25.5 feet of right-of-way from the road centerline along McKee Road shall be dedicated.
- Removed.
- 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.
- The Petitioner shall provide a pedestrian and vehicular connection to the adjacent property via London Pass as depicted on the plans. If adjacent property is not constructed before this project, improvements shall be constructed as closely as possible to the property line and made feasible to prepare for future road connection.
- 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.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is 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 south western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- The Petitioner agrees to construct an 8' landscape strip and 6' sidewalk along McKee Road and along all internal proposed public streets as illustrated on the Site Plan. Proposed sidewalk facilities shall be located outside of the proposed right-of-way but shall be located within a public access and maintenance easement.

**Architectural & Design Standards:**

- Vinyl shall be prohibited as a primary building material. Its use shall be limited to windows, soffits, and trim features.
- To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the average sidewalk grade a minimum of 24 inches.
- 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.
- Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches, when provided, should be covered and be at least 6 feet deep. Sloops and entry-level porches may be covered but should not be enclosed.
- All corner/end units that face a public or private street should have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to 10 feet on all building levels.
- Garage doors proposed along 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.

**Buffers, Landscaping, and Open Space**

- Common open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components: Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.).
  - Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species).
    - Note: When this element is utilized, the standards shall be prescribed by the petitioner and should outline the number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise).
  - Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options.
    - The details in which the specialty paving materials are utilized to satisfy the requirements of this note shall include details/technical notes on said materials and the location in which they will be placed.
    - Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. The treatment used shall include details/technical notes on the finish and the location in which they will be placed.
  - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
    - Note: When element is used, details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) should be provided.
  - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
    - Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed.
    - Locations where the seating requirement is being implemented, along with the calculations confirming that the regulation has been met, shall be included on the rezoning plan.
  - Have a minimum dimension of 10 feet or more measured in all directions.
  - Public art/sculpture.
    - 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 petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art. If interested in the creative pool coordinate with the city's Urban Design Center for the creative pool list.
  - Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.
    - Note: When this element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of installation.
  - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.
    - Note: when this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation
  - At least one common 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.

**Environmental**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.



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**Rezoning Development Conditions**

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