

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:	65 (DUPLEX, TRIPLEX, AND QUADRUPLEX)
LOT MINIMUM AREA:	48,000 SF
SETBACKS:	
FRONT:	24' FROM FBOC
SIDE:	5'
REAR:	20'
MAX. BUILDING HEIGHT:	48'
PROPOSED USE:	MULTI-FAMILY ATTACHED (MDD)
BUILDING GFA:	64,000 SF
VEHICULAR PARKING:	
REQUIRED:	98 SPACES (1.5/UNIT)
PROPOSED:	150 TOTAL SPACES 65 GARAGE SPACES 65 DRIVEWAY SPACES 20 GUEST SPACES
GREEN AREA:	
REQUIRED:	41,798 SF (15%)
PROVIDED:	± 56,859 SF
OPEN SPACE:	
REQUIRED:	27,865 SF (10%)
PROVIDED:	± 34,825 SF

SITE PLAN LEGEND:

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



1213 w morehead st ste 450
charlotte, nc 28208
704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044
PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

05/15/2026

The Drox Group, LLC

4109 Sandy Porter Rd

Site Plan

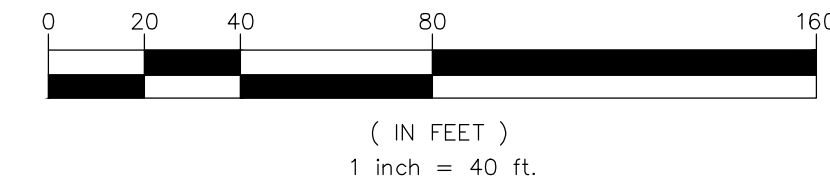
4109 Sandy Porter Road, Charlotte, NC 28273



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GRAPHIC SCALE



NO. DATE: BY: REVISIONS:
01 XXXXXX UDP Revision 01

Project No: 25-CLT-102

Date: 05.15.2026

Sheet No:

RZ-1.0

Site Development Data:

Acreage: +/- 6.397AC
Tax Parcel: 201-08-104
Existing Zoning: N1-A (ANDCO)
Proposed Zoning: N2-A(CD)(ANDCO)
Proposed Uses: Up to (65) Multi-Family Attached Residential Units

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 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.
- 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 "N2-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 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.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owners 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:

- 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 (64) Multi-Family Attached residential dwelling units along with any incidental and accessory uses relating to and allowable within the associated zoning district.

Transportation:

- 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.
- 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.
- Dedication of transportation rights of way along Sandy Porter Road 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 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.
- 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.

- 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:
 - Buildings shall be placed to present a front or side façade to adjacent public streets.
 - Usable porches or stoops may form an element of the building design. Dimensions of stoops and porches shall follow Article 18 of the Ordinance.
 - Direct pedestrian connections shall be provided from residential units to adjacent public streets.
 - 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.
 - 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.

Environmental 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 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.
- 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:

- 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 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:

- 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.
- 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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The Drox Group, LLC

PO Box 111455
Charlotte, NC 28220

4109 Sandy Porter Rd

Development Standards

4109 Sandy Porter Road, Charlotte, NC 28273

NO. DATE: BY: REVISIONS:
01 XXXXXX UDP Revision 01

Project No: 25-CLT-102

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RZ-1.1