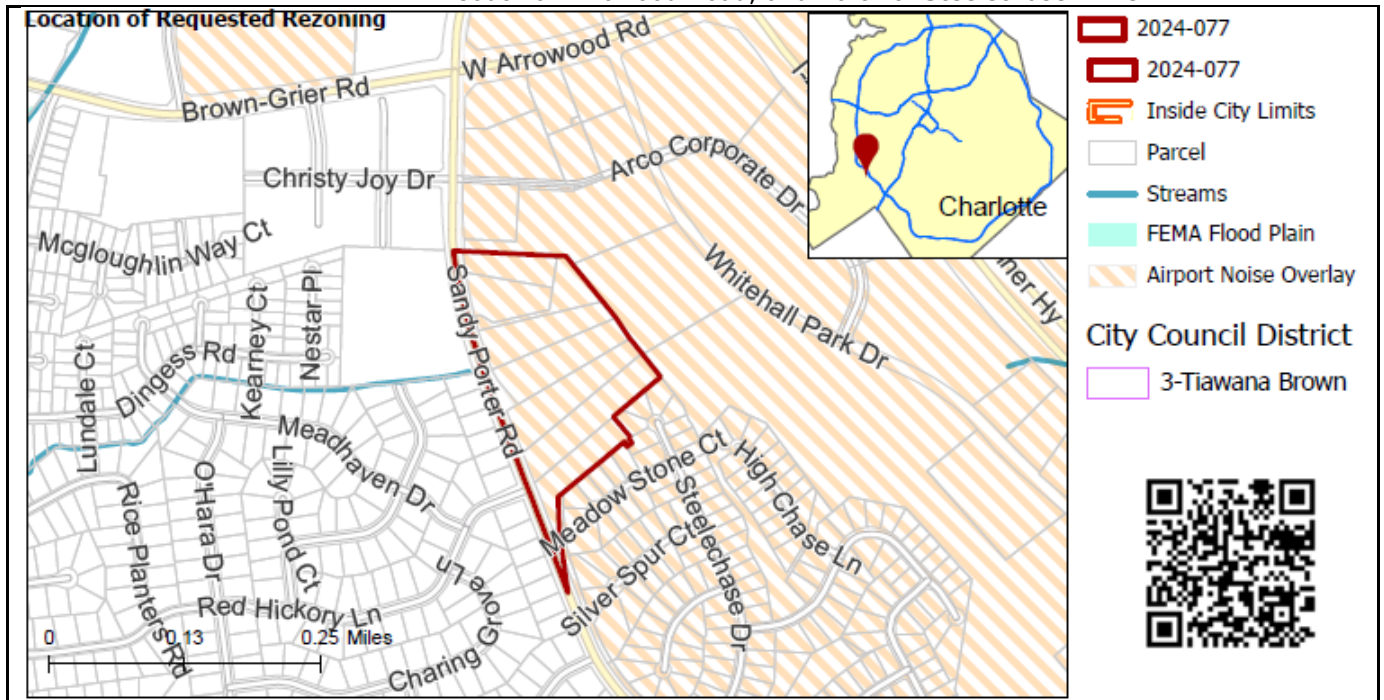


**REQUEST**

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**

Approximately 15.87 acres located on the east side of Sandy Porter Road, south of Arrowood Road, and north of Steelechase Drive.



**SUMMARY OF PETITION**

The petition proposes to redevelop several properties occupied by single-family dwellings with a community of 194 multi-family attached dwellings.

**PROPERTY OWNER**

3636SP LLC; 3632SP LLC; Lillian & Will Green; David Drew; Tam Doan & Lien Ngo; James F Gaddy & Stephanie I Gaddy; William David Abernethy Jr.

**PETITIONER**

The Drox Group, LLC

**AGENT/REPRESENTATIVE**

Nolan Groce, Urban Design Partners

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 6.

**STAFF RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and the environment.

Plan Consistency

The petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.

Rationale for Recommendation

- The site is adjacent to Community Activity Center, Neighborhood 2, and Parks & Preserves place types, preferred adjacencies for considering a change to the *2040 Policy Map* to Neighborhood 2 place type.
- The site is less than ¼ mile from retail, services, an office park, and bus stops for CATS Route 56 along Arrowood Road.

- The site is adjacent to a Catawba Lands Conservancy nature preserve and across Sandy Porter Road from a future Mecklenburg County park.
- The proposed multi-family attached dwellings would provide an additional housing option in an area identified by the Equitable Growth Framework as being in a housing gap.
- The petitioner has worked with city staff to preserve a green area where adjacent to established single-family dwellings, identify the amenity area and proposed features, and to increase the setback of units facing Sandy Porter Road.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion
  - 5: Safe & Equitable Mobility

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

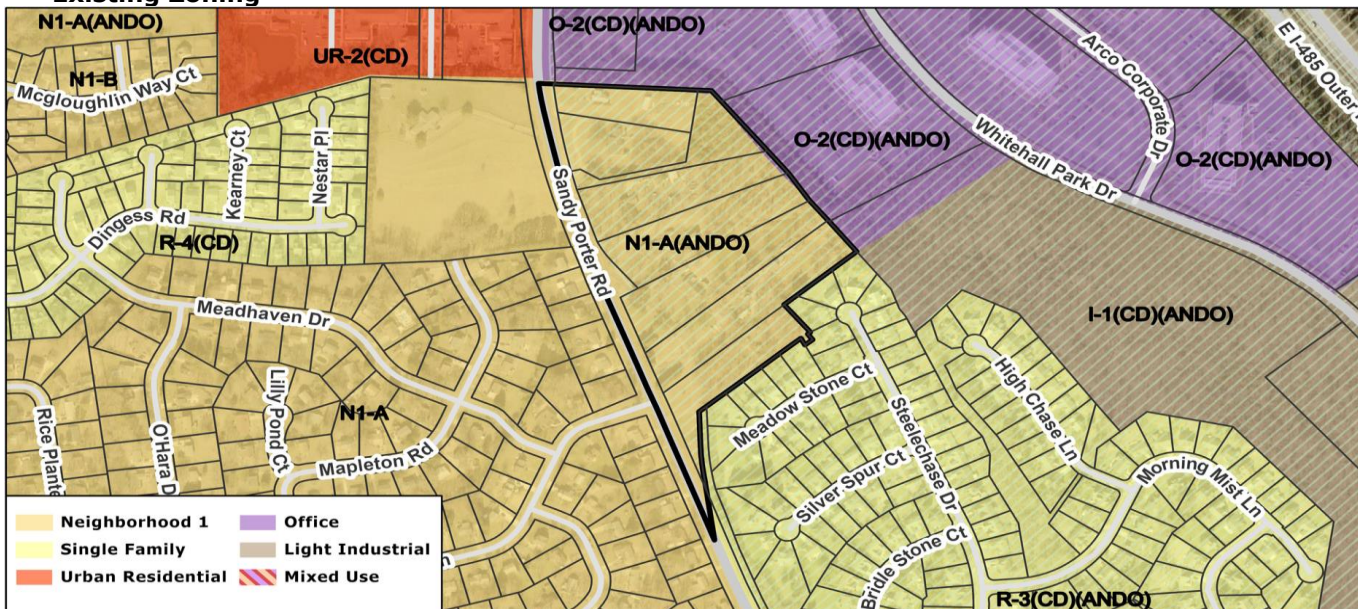
**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows for the development of a community of 194 multi-family attached dwellings.
- Alley loads all units.
- Provides a Type C landscape yard (10’ width with a 6’ fence or wall) along the southern property boundary where adjacent to N-1 place type.
- Lists possible open space amenity features: community pool, open air pavilion, grilling area, splash pad, sports court, community garden, and dog park.
- Commits to several architectural and design standards including:
  - Orients buildings to present a front or side façade to all public streets.
  - Usable porches and stoops.
  - Screening of HVAC and mechanical elements from public right-of-way view.
- Commits to several transportation improvements including:
  - Left turn lane on Sandy Porter Road at the southern full-access driveway.
  - Extension of the existing median on Sandy Porter Road to limit the northern driveway to right-in, right-out.
  - 8’ planting strip and 12’ shared use path along Sandy Porter Road frontage.

• **Existing Zoning**



- The site is zoned N1-A (ANDO). Properties to the south and west are zoned for residential use while properties to the north and east are zoned for office use.



The site, marked by a red star, is surrounded by a mix of uses including single-family residential, office, retail, and a nature preserve.



Street view of properties to the north of the site along Arco Corporate Circle developed with retail and office uses.



Street view of properties to the east of the site with an office park in the foreground and nature preserve in the background.

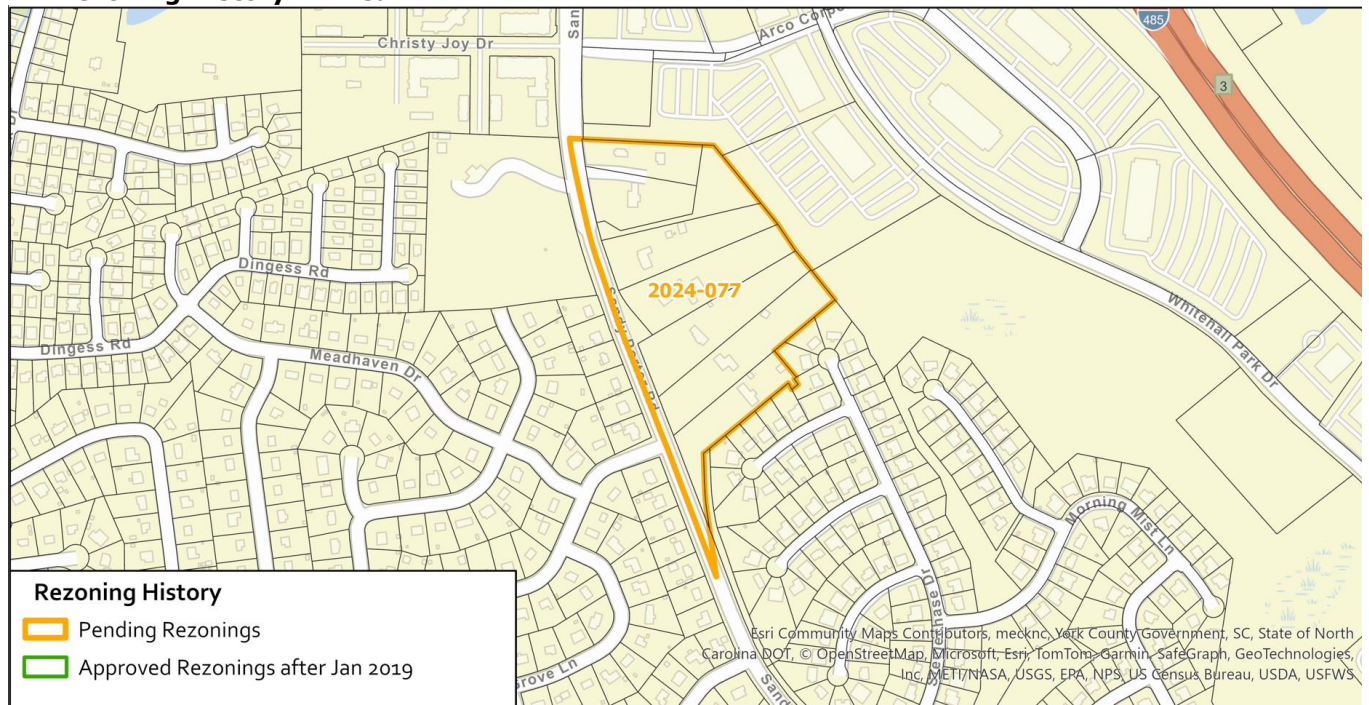


Street view of properties to the south of the site along Steelechase Drive developed with single-family dwellings.



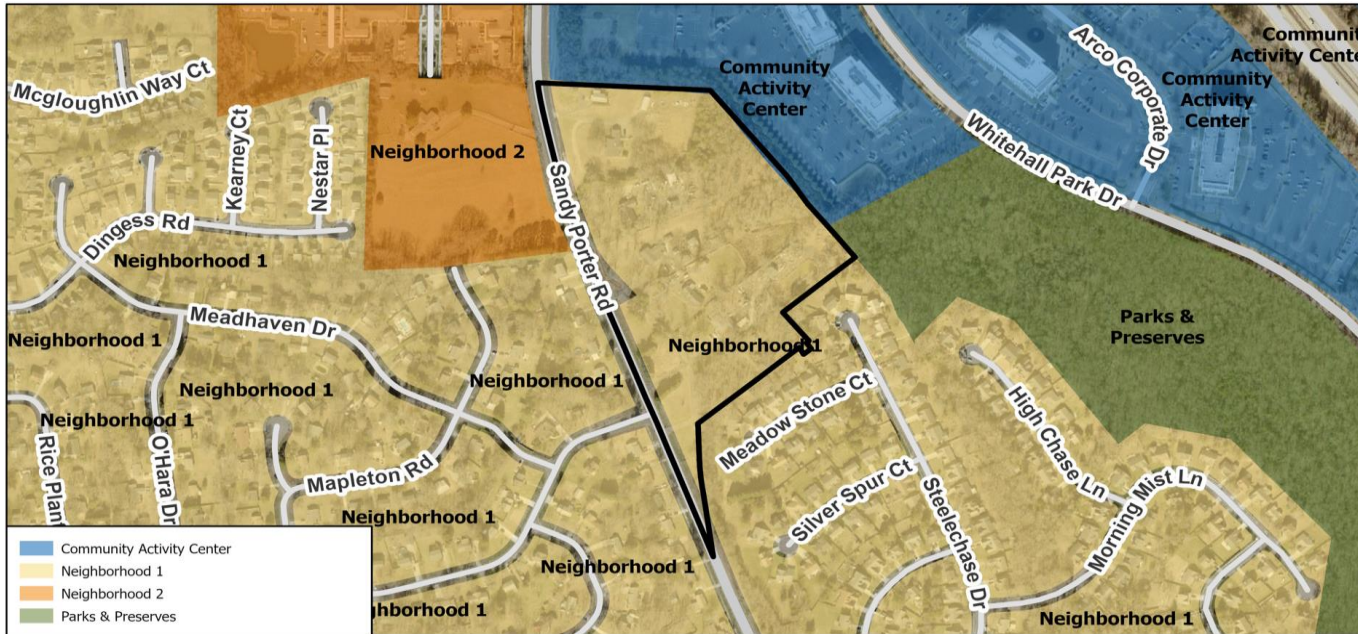
Street view of properties to the west of the site across Sandy Porter Road developed with single-family dwellings.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
	There have been no recent rezonings in the vicinity of this site.	

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 place type for the site.

• **TRANSPORTATION SUMMARY**

- Site is located on Sandy Porter Road, an arterial road that is partially State-maintained and partially City-maintained. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,428 daily trips, this will trigger a Tier 1 multimodal assessment. The CTR will be completed at the permitting stage. Site plan and/or conditional note revisions are needed to commit to show all existing infrastructure and pavement markings; show dedicated right-of-way; show streetscape on internal public streets; provide on-street parking on all public streets; and revise transportation note 11. Further details are listed below.
- **Active Projects:**
- Brown Grier Road Upgrades
  - Upgrade Brown-Grier Road between Steele Creek Road and Whitehall Park Drive. The upgraded road will be four-lanes with a median and contain multi-use paths on both sides.

• **Transportation Considerations**

- See Outstanding Issues, Notes 1-4.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 15 trips per day (based on one single family dwelling).

Entitlement: 364 trips per day (based on 33 single family dwellings).

Proposed Zoning: 1,428 trips per day (based on 194 multi-family attached dwellings).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 30 students to the schools in the area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - South Pine Elementary from 97% to 98%
  - Kennedy Middle at 114%
  - Olympic High 81%.

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- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Sandy Porter Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Sandy Porter Rd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Erosion Control:** No comments submitted.
  - **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
  - **Mecklenburg County Parks and Recreation Department:** No comments submitted.
  - **Stormwater Services Land Development Engineering:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry / City Arborist:** See Outstanding Issues, Note 5.

#### **OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**

##### Transportation

1. Show, dimension, and label in streetscape on all internal public streets. Internal public streets are to be U-03 with 8ft planting strip and 6ft sidewalk and on-street parking. All public streets must have on-street parking where feasible.
2. Revise site plan to modify right-of-way boundaries as illustrated in the CDOT memo.
3. Revise the site plan to show existing edge of pavement and all existing striping on Sandy Porter. Site plan should clearly show lane configurations along Sandy Porter adjacent to the project and how the project will tie in at either end of the project.
4. Revise Transportation note 11 to correct "rights-of-way" typo.

##### Environment

5. Green area must be comprised of existing tree canopy. Most of the southern area does not have existing canopy or the canopy is from trees on the adjoining property that cannot be used.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Joe Mangum (704) 353-1908