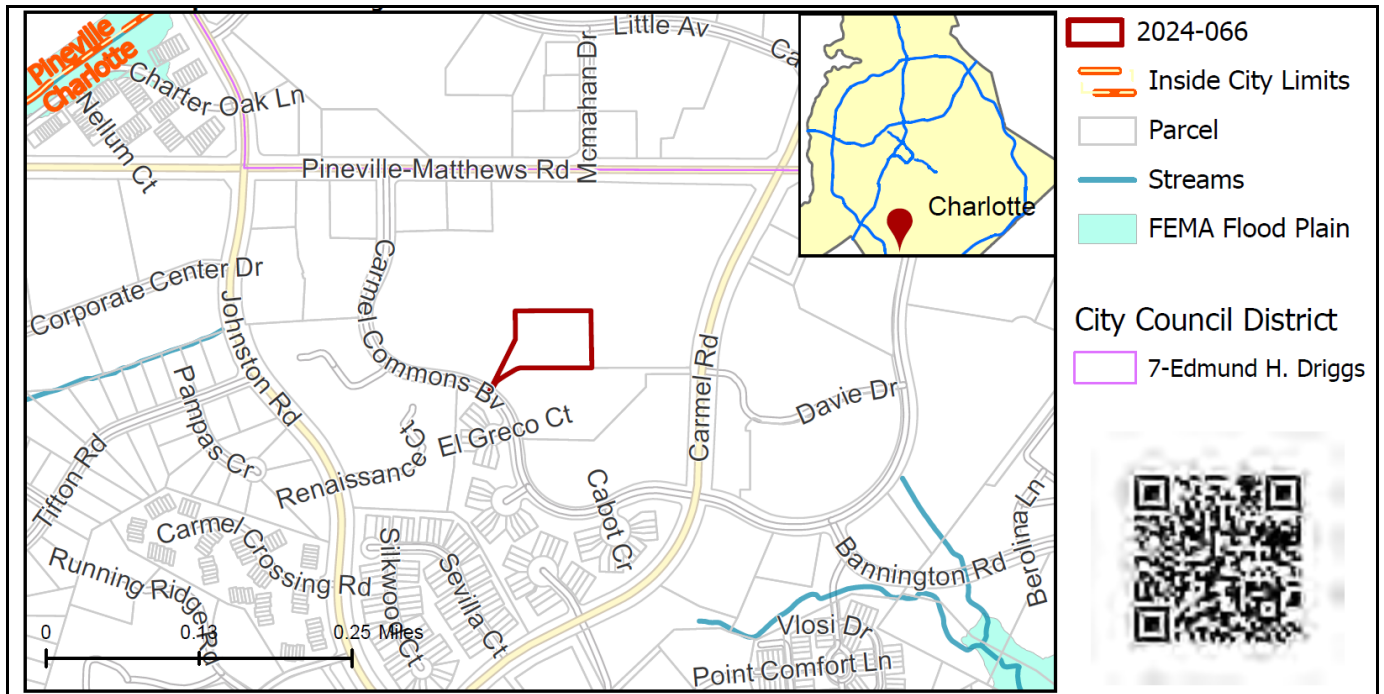


REQUEST

Current Zoning: B-1SCD (shopping center district, conditional).
Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

LOCATION

Approximately 1.98 acres along the west side of Carmel Road, north of Carmel Commons Boulevard, and south of Pineville-Matthews Road.



SUMMARY OF PETITION

The petition proposes the development of up to 38 multi-family attached dwelling units. The site is currently developed with a surface parking lot.

PROPERTY OWNER

Carmel Park Partners, LLC

PETITIONER

Carmel Park Partners, LLC

AGENT/REPRESENTATIVE

John Carmichael, Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 11

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to site and building design.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* (2022) recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the CAC Place Type designation as it replaces an underutilized surface parking lot with 38 dwelling units. Increasing the number and variety of housing types in the area.

- The proposed development is directly abutting the Carmel Commons Shopping Center which boasts a wide variety daily goods and services such as retail, restaurant, grocery, and financial institutions. The plan proposes a sidewalk to link the development to the shopping center.
- Vehicular access to the site will be via a private street built to public standards off Carmel Commons Blvd providing a direct connection to Carmel Road and feeding to a network of private alleys.
- The petitioner has committed to providing enhanced landscaping, buffering, and screening standards to create adequate separation from the rear of the adjacent shopping center. However, staff has requested additional landscaping to soften the transition between the adjacent uses.
- The site is served by the CATS number 51 local bus route providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood diversity & Inclusion

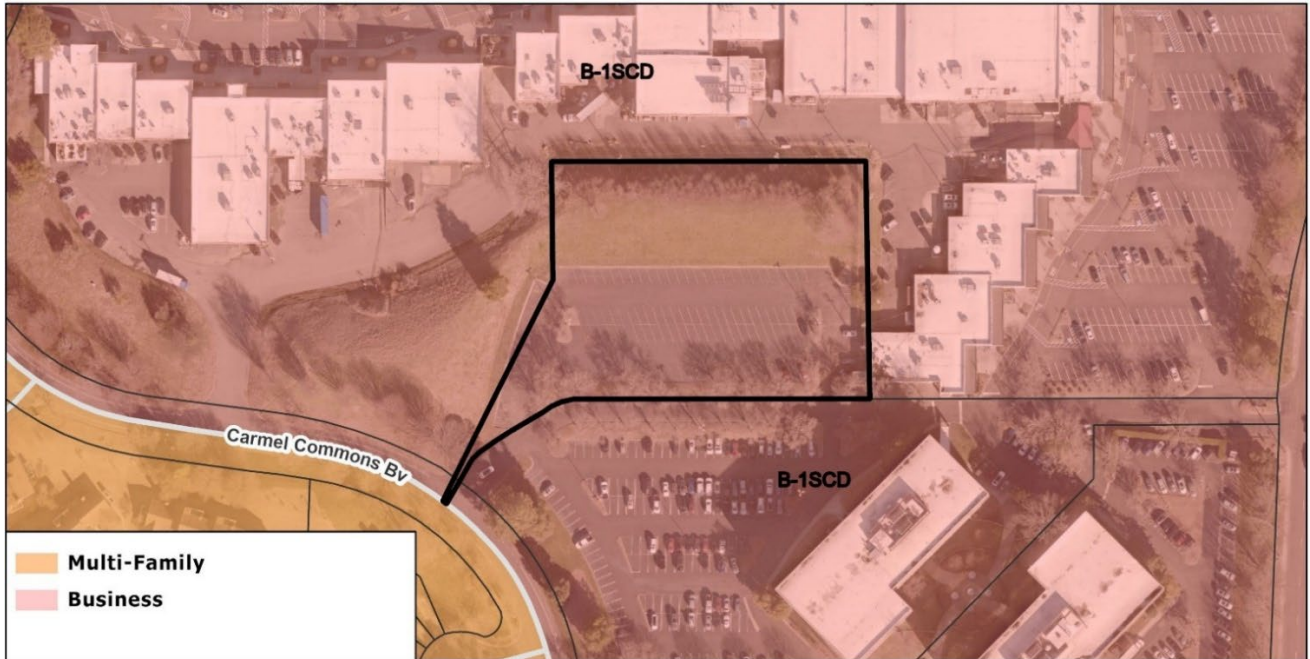
PLANNING STAFF REVIEW

• Proposed Request Details

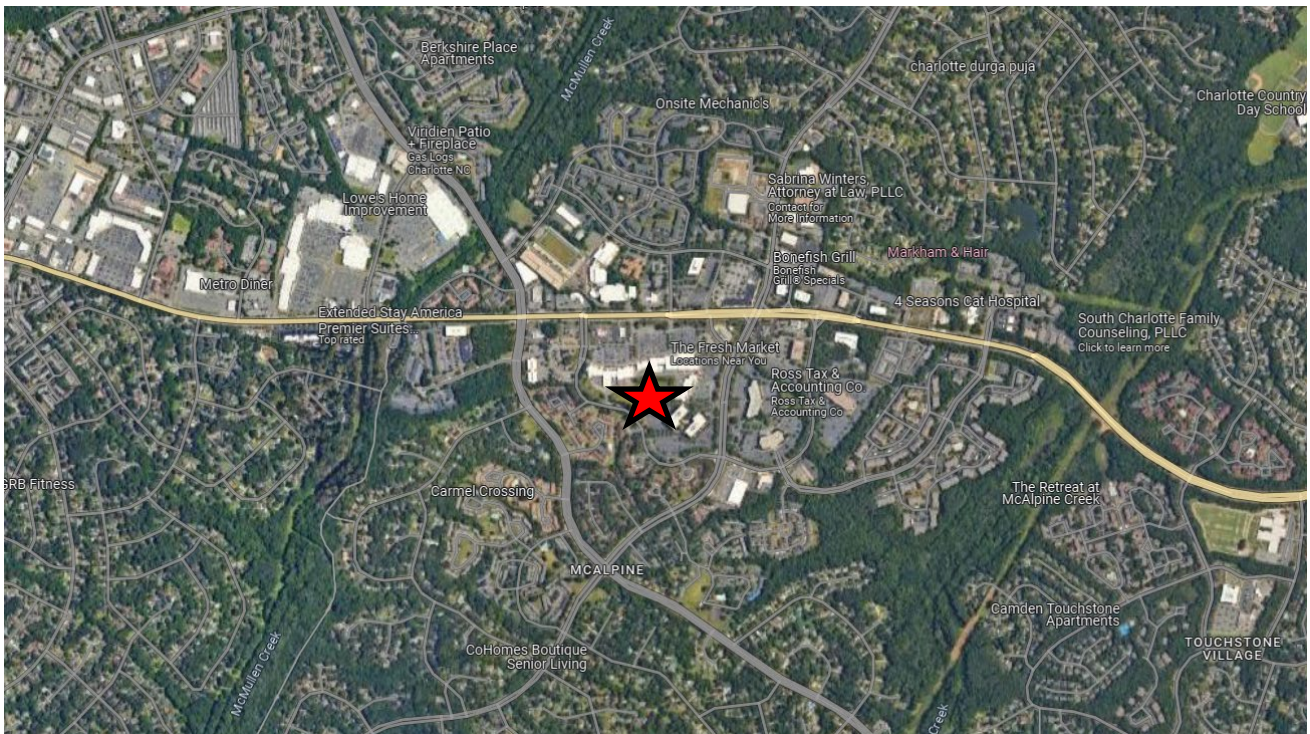
The site plan accompanying this petition contains the following provisions:

- Permits the development of up to 38 multi-family attached dwelling units.
 - Limits the number of units per building to no more than 6.
- The following transportation improvements are proposed:
 - Vehicular access will be via a private street, built to public standards, with a public access easement and a network of internal alleys.
 - A minimum for 20 visitor parking spaces will be provided throughout the site.
 - All required right-of-way dedications and transportation improvements will be completed prior to the issuance of the first certificate of occupancy (CO).
- The following landscaping and streetscape improvements are proposed:
 - Construct a 6' sidewalk and 8' planting strip along the proposed private street.
 - All units fronting the private street will have direct connection to the sidewalk.
 - Walkways will be provided from all residential entrances to the private street.
 - Trees will be planted along the private street and internal alley network.
 - A sidewalk is proposed to connect from the private street to the southeastern portion of the Carmel Commons Shopping Center.
 - A minimum 30' wide landscape yard, planted to Class B standards, with an 8' opaque screening fence will be provided at the rear of the property.
 - A 10' wide landscape yard, planted to Class B standards, with a 6' opaque screening fence will be provided at the sides of the property where adjacent to the Carmel Commons Shopping Center.
- The following architectural requirements are proposed:
 - Primary building materials will include: brick, stone (or synthetic), cementitious siding.
 - Vinyl, EIFS, and Masonite are prohibited as primary building materials.
 - Pitched roofs, if included, will be a minimum of 5:12 and 2:12 for shed roofs.
 - Front elevations will have blank wall limitations of 10' and corner elevation of 15'.
 - The maximum height permitted is 52'.
 - Each unit will have a covered stoop.
 - All units will include a garage.

• Existing Zoning



- The site is zoned B-1SCD (shopping center district, conditional). The site is adjacent to other properties zoned B-1SCD and R-15MF(CD) (multi-family, conditional).



The site (indicated by red star above) is located abutting the south side of the Carmel Commons Shopping Center.



View of the site looking northeast from a private driveway running between Carmel Commons Blvd and Carmel Road. The site is developed with surface parking lot currently serving the Carmel Park office park.



View of the site looking southwest from rear of the Carmel Commons Shopping Center. The site is adjoined by the rear of the shopping center at the north and east property boundaries.



View of an office building in the Carmel Park office park located directly to the southwest of the site. The site currently serves as a surface parking lot for the office park.

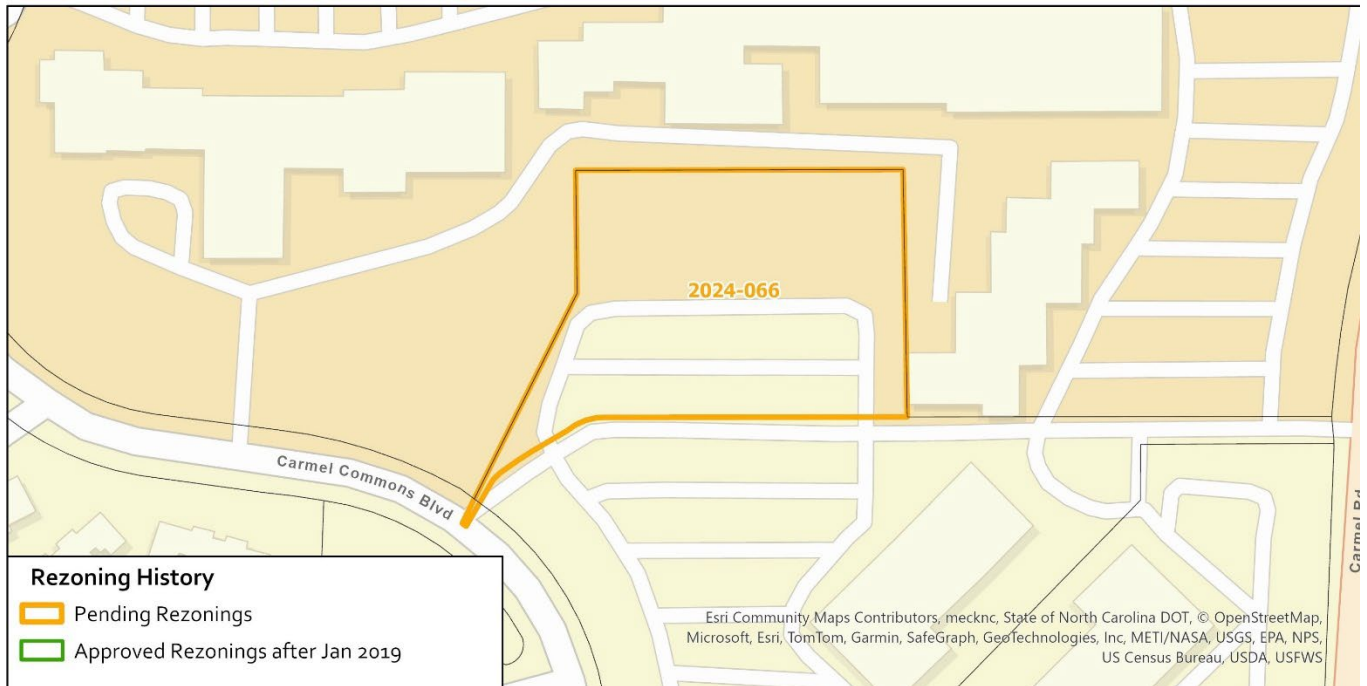


View of the Carmel Common Shopping Center containing neighborhood scale services such as retail, restaurant, and banking uses which will be directly accessible to the site via a proposed sidewalk.



View the Renaissance Garden multi-family development located to the southwest of the site across Carmel Common Blvd.

• **Rezoning History in Area**



- There has not been any rezoning activity in the area within the past 7 years.

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.

• **TRANSPORTATION SUMMARY**

- The site is located on Carmel Commons Boulevard, a City-maintained collector, between Carmel Road, a City-maintained arterial, and Pineville-Matthews Road, a State-maintained arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers.

• **Active Projects:**

- Pineville-Matthews Road Access Management Improvements (TIP #U-6086)
 - Construct access management improvements on Pineville-Matthews Road from Park Road to Carmel Road

• **Transportation Considerations**

- No Outstanding Issues.

• **Vehicle Trip Generation:**

Current Zoning: B-1SCD

Existing Use: 1,014 trips per day (based on 85,687sq.ft. of office).

Entitlement: 1,065 trips per day (based on 19,800sq.ft. of retail)

Proposed Zoning: CAC-1(CD) 239 trips per day (based on 38 MF dwellings).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Development allowed with the proposed zoning may produce 11 student.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Enhaven Elementary remains 121%
 - Quail Hollow Middle remains at 114%
 - Ballantyne Ridge High N/A (opens for 2024-25 school year)
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Carmel Commons Blvd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located Carmel Commons Blvd. See advisory comments at www.rezoning.org

- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding Issues.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. Entitlement Services: a berm along the rear (north) property line should be included to replace the existing berm and better screen the development from the shopping center.
2. Entitlement Services: a minimum number and maximum spacing trees to be planted along internal alleys should be include.
3. Entitlement Services: Note regarding existing parking count, and how this development will impact the prior B-1SCD rezoning plan's parking requirements, should be clarified.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGSite and Building Design

4. Entitlement Services: Maximum building height is stated as 50 feet site data table and 52 feet in conditional notes. Please rectify.
 5. Entitlement Services: Revise boundaries of rezoning to include proposed improvement to private street.
-

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818