

Petition 2025-119 by Hines

To Approve:

The petition is **consistent** with the goals and policies of the *South Middle Area Plan* based on information from the staff analysis and public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by providing multi-family residential units and a higher concentration of essential amenities, goods, and services in a walkable, activity center environment.

Therefore, we find this petition to be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

Rationale for Recommendation

- The Carnegie Boulevard corridor is situated within Charlotte's SouthPark Regional Activity Center, a vibrant mixed-use district characterized by mid- to high-rise structures and a blend of commercial, office, multi-family residential, and retail uses. The area promotes pedestrian-oriented development through enhanced infrastructure, including the SouthPark Loop multi-use path, which improves connectivity and supports active transportation.
- The proposed redevelopment at 6601 Carnegie Boulevard aligns with the established character of the area by introducing a mixed-use development that may include multi-family stacked residential units along with integrated ground-floor commercial spaces designed to support and enhance the existing community.
- Ground-floor activation is a key component of the proposal, providing access to goods and services through uses such as office, retail, restaurants/bars, personal services, and fitness facilities, as permitted within the RAC (Regional Activity Center) zoning district. These elements will enhance street-level vibrancy and contribute to a more engaging public realm.
- The site benefits from proximity to existing transit, with two nearby bus stops served by CATS Routes 19, 20, 28, 30, and 57, ensuring convenient accessibility for residents, employees, and visitors.
- The petition could facilitate the following additional *2040 Comprehensive Plan* Goals:
 - 5: Safe & Equitable Mobility may be facilitated by upgrading Adair Court to a non-network-required private street, built to public street standards, and with a public access easement for pedestrian, bicycle, and vehicular connections to Colony Plaza Dr. This new connection exceeds UDO requirements. It will give the north/south street connection needed in this area.

To Deny:

The petition is **consistent** with the goals and policies of the *South Middle Area Plan* based on information from the staff analysis and public hearing. The petition may facilitate the following priority goals of the area plan:

- 1: 10 Minute Neighborhoods may be facilitated by providing multi-family residential units and a higher concentration of essential amenities, goods, and services in a walkable, activity center environment.

However, we find this petition to not be reasonable and in the public interest based on the

information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)