

REZONING PETITION  
FOR PUBLIC HEARING  
2024-066

REZONING PETITION

**CARMEL PARK TOWNS**  
CHARLOTTE, NC

OA DEVELOPMENT  
100 ASHFORD CENTER NORTH, SUITE 310  
ATLANTA, GA 30338  
404-906-0807

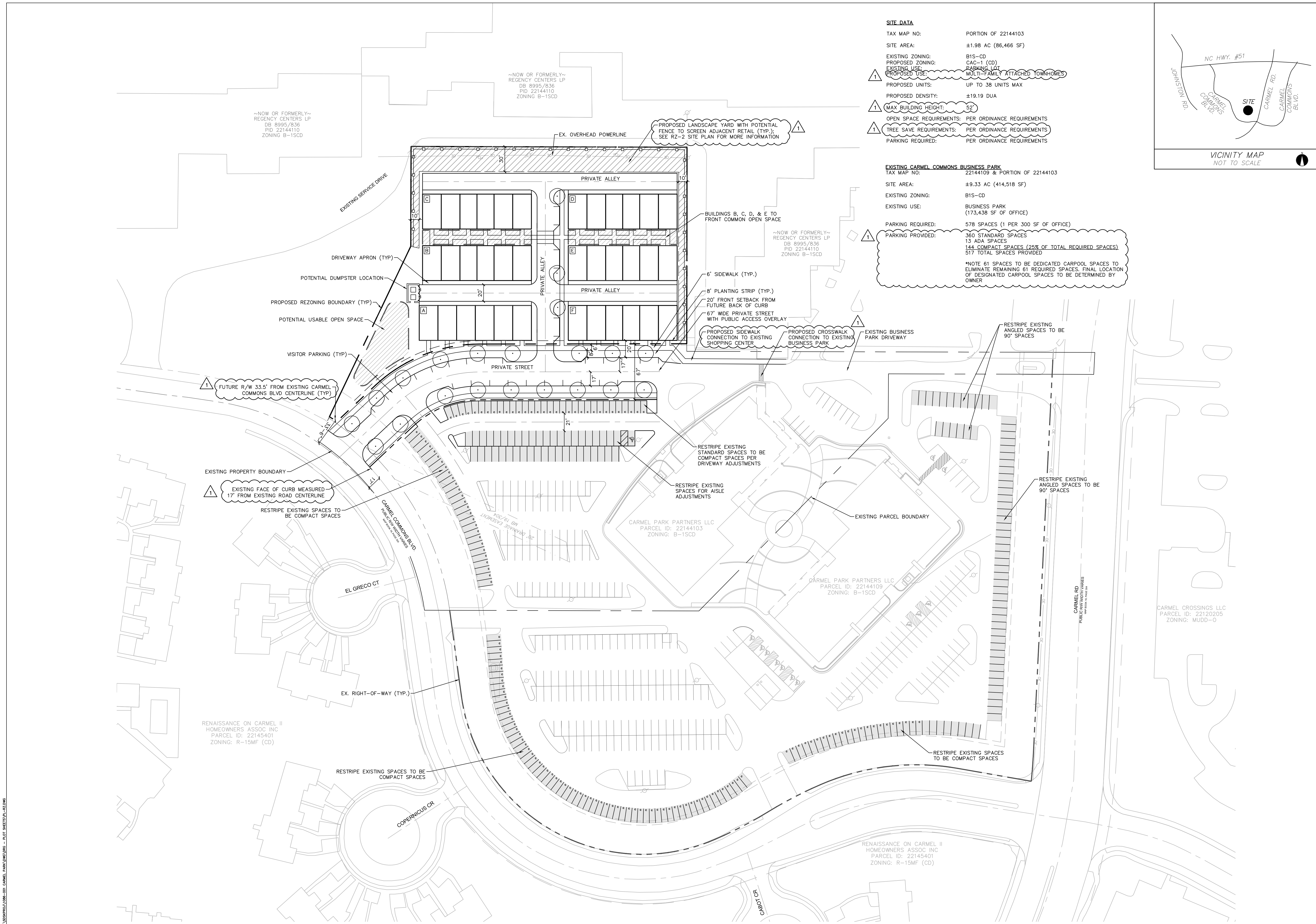
**OVERALL  
SITE PLAN**

SCALE: 1" = 50'

PROJECT #: 1086-001  
DRAWN BY: JG  
CHECKED BY: NB

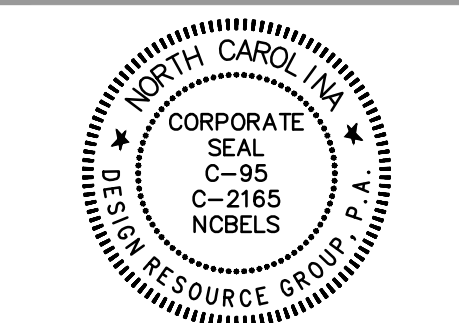
MAY 24, 2024

REVISIONS:  
1. 8/12/24 - PER REVIEW COMMENTS



**SITE DATA**  
TAX MAP NO: PORTION OF 22144103  
SITE AREA: ±1.98 AC (86,466 SF)  
EXISTING ZONING: B15-CD  
PROPOSED ZONING: CAC-1 (CD)  
EXISTING USE: PARKING LOT  
PROPOSED USE: MULTI-FAMILY ATTACHED TOWNHOMES  
PROPOSED UNITS: UP TO 38 UNITS MAX  
PROPOSED DENSITY: ±19.19 DUA  
MAX BUILDING HEIGHT: 52'  
OPEN SPACE REQUIREMENTS: PER ORDINANCE REQUIREMENTS  
TREE SAVE REQUIREMENTS: PER ORDINANCE REQUIREMENTS  
PARKING REQUIRED: PER ORDINANCE REQUIREMENTS

**EXISTING CARMEL COMMONS BUSINESS PARK**  
TAX MAP NO: 22144109 & PORTION OF 22144103  
SITE AREA: ±9.33 AC (414,518 SF)  
EXISTING ZONING: B15-CD  
EXISTING USE: BUSINESS PARK (173,438 SF OF OFFICE)  
PARKING REQUIRED: 578 SPACES (1 PER 300 SF OF OFFICE)  
PARKING PROVIDED: 360 STANDARD SPACES  
13 ADA SPACES  
144 COMPACT SPACES (25% OF TOTAL REQUIRED SPACES)  
517 TOTAL SPACES PROVIDED  
\*NOTE 61 SPACES TO BE DEDICATED CARPOOL SPACES TO ELIMINATE REMAINING 61 REQUIRED SPACES. FINAL LOCATION OF DESIGNATED CARPOOL SPACES TO BE DETERMINED BY OWNER



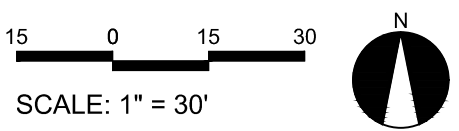
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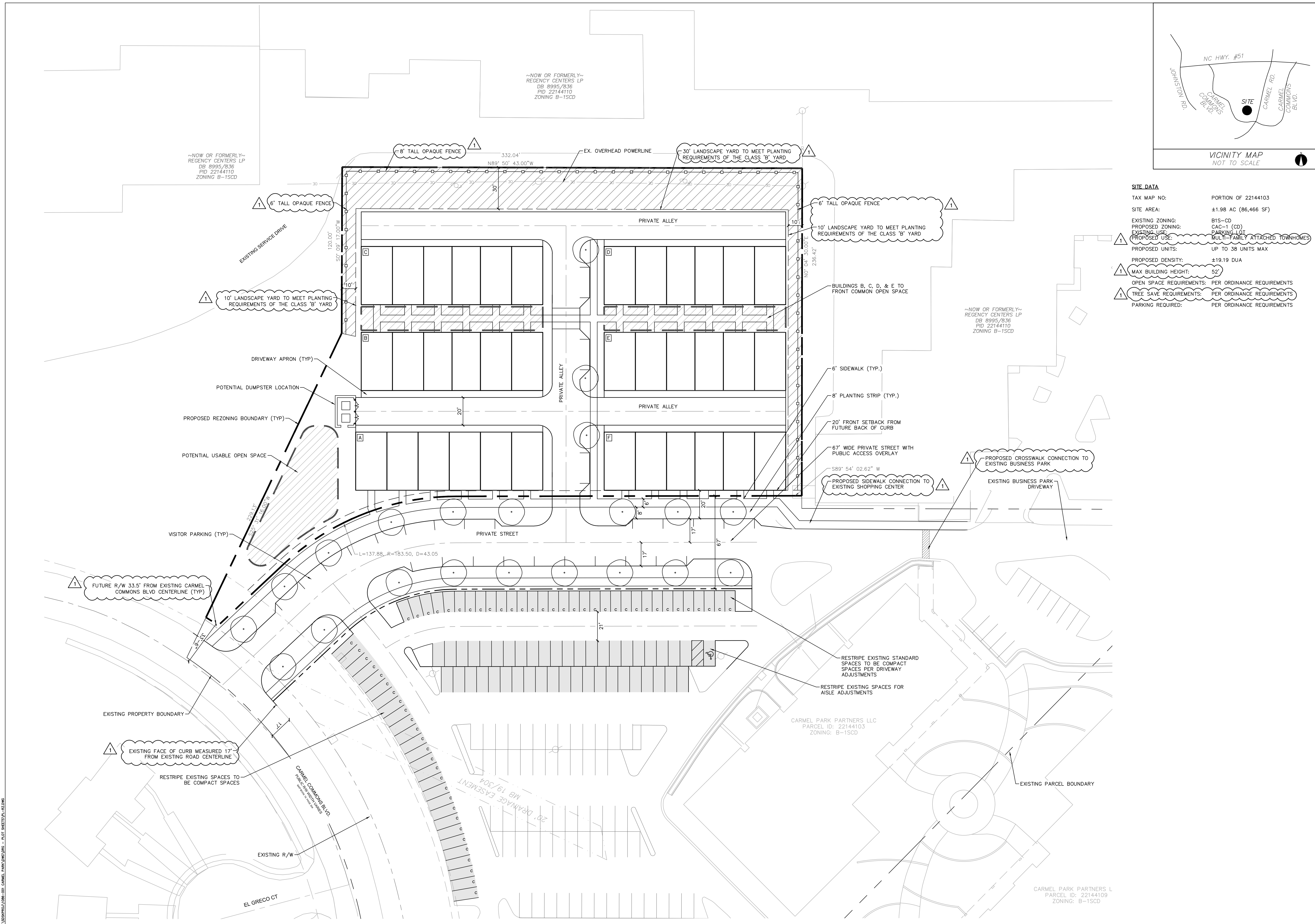


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RZ-2.0



**SITE DATA**

TAX MAP NO:	PORTION OF 22144103
SITE AREA:	±1.98 AC (86,466 SF)
EXISTING ZONING:	B1S-CD
PROPOSED ZONING:	CAC-1 (CD)
EXISTING USE:	PARKING LOT
PROPOSED USE:	MULTI-FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	UP TO 38 UNITS MAX
PROPOSED DENSITY:	±19.19 DUA
MAX BUILDING HEIGHT:	52'
OPEN SPACE REQUIREMENTS:	PER ORDINANCE REQUIREMENTS
TREE SAVE REQUIREMENTS:	PER ORDINANCE REQUIREMENTS
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EXISTING USE: PARKING LOT  
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MAX BUILDING HEIGHT: 50'  
OPEN SPACE REQUIREMENTS: PER ORDINANCE REQUIREMENTS  
TREE SAVE REQUIREMENTS: PER ORDINANCE REQUIREMENTS  
PARKING REQUIRED: PER ORDINANCE REQUIREMENTS

**DEVELOPMENT STANDARDS**

**1. GENERAL PROVISIONS**

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CARMEL PARK PARTNERS, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 1.98 ACRE SITE LOCATED ON CARMEL COMMONS BOULEVARD, WEST OF CARMEL ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 221-441-03.
- B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
- C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CAC-1 ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- D. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE ADJACENT PRIVATE STREET AND THE INTERNAL PRIVATE ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
- E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

**2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- A. THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 38 MULTI-FAMILY ATTACHED DWELLING UNITS AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE CAC-1 ZONING DISTRICT. INCIDENTAL AND ACCESSORY USES MAY INCLUDE, WITHOUT LIMITATION, AMENITIES FOR THE RESIDENTS.

**3. TRANSPORTATION**

- A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- B. THE ALIGNMENTS OF THE ADJACENT PRIVATE STREET, THE INTERNAL PRIVATE ALLEYS AND THE DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- D. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO CARMEL COMMONS BOULEVARD AS REQUIRED TO PROVIDE RIGHT OF WAY MEASURING 33.5 FEET FROM THE CENTERLINE OF EXISTING CARMEL COMMONS BOULEVARD, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- E. 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.
- F. PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, AND THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE. PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY. THE PERMANENT SIDEWALK EASEMENT WILL BE LOCATED A MINIMUM OF TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
- G. ALL TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE.
- H. A MINIMUM OF 20 VISITOR PARKING SPACES SHALL BE PROVIDED FOR THE SITE. THE VISITOR PARKING SPACES SHALL BE LOCATED ON EACH SIDE OF THE ADJACENT PRIVATE STREET AND ON ONE SIDE OF THE INTERNAL PRIVATE ALLEY THAT RUNS IN A NORTH-SOUTH DIRECTION AND CONNECTS TO THE INTERNAL PRIVATE STREET.

**4. ARCHITECTURAL STANDARDS**

- A. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 52 FEET.
- B. THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE WILL BE ONE OF OR A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK VENEER OR SIMILAR MASONRY PRODUCTS, STONE, MANUFACTURED STONE AND CEMENTITIOUS SIDING.
- C. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL ON ANY MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON WINDOWS, DOORS, GARAGE DOORS, SOFFITS, TRIM AND RAILINGS.
- D. NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, STANDARD ARCHITECTURAL SHINGLES, METAL ACCENTS AND STANDING SEAM ROOFS AND AWNINGS MAY BE UTILIZED ON THE EXTERIORS OF THE MULTI-FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE.
- E. THE ACTUAL SIZES OF THE MULTI-FAMILY ATTACHED DWELLING UNITS/LOTS MAY VARY FROM THE SIZES DEPICTED ON THE REZONING PLAN.
- F. 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.
- G. THE FRONT ELEVATION OF EACH MULTI-FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET ON EACH LEVEL OF THE DWELLING UNIT.
- H. EACH CORNER OR END MULTI-FAMILY ATTACHED DWELLING UNIT SHALL HAVE WINDOWS OR OTHER ARCHITECTURAL DETAILS ON THE SIDE OF THE MULTI-FAMILY ATTACHED DWELLING UNIT THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 15 FEET ON EACH LEVEL OF THE DWELLING UNIT.
- I. EACH MULTI-FAMILY ATTACHED DWELLING UNIT SHALL HAVE A COVERED FRONT STOOP. THE FRONT STOOP MAY BE COVERED BY AN AWNING, CANOPY, ROOF EXTENSION OR OTHER ARCHITECTURAL FEATURE CHOSEN BY PETITIONER.
- J. EACH MULTI-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL HAVE A GARAGE.
- K. EACH MULTI-FAMILY ATTACHED DWELLING UNIT THAT FRONTS THE ADJACENT PRIVATE STREET SHALL HAVE A DIRECT PEDESTRIAN CONNECTION FROM THE MULTI-FAMILY ATTACHED DWELLING UNIT TO THE ADJACENT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN.
- L. THE MAXIMUM NUMBER OF MULTI-FAMILY ATTACHED DWELLING UNITS THAT MAY BE LOCATED IN A SINGLE BUILDING SHALL BE 6.

**5. STREETSCAPE**

- A. PETITIONER SHALL INSTALL A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK ALONG THE ADJACENT PRIVATE STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. A SIDEWALK SHALL BE INSTALLED ON ONE SIDE OF EACH INTERNAL ALLEY AS GENERALLY DEPICTED ON THE REZONING PLAN. ADDITIONALLY, TREES SHALL BE PLANTED ALONG THE INTERNAL ALLEYS TO MEET THE INTERNAL PLANTING REQUIREMENTS OF THE ORDINANCE.

**6. OPEN SPACE/GREEN AREA**

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.

**7. ENVIRONMENTAL FEATURES**

- A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

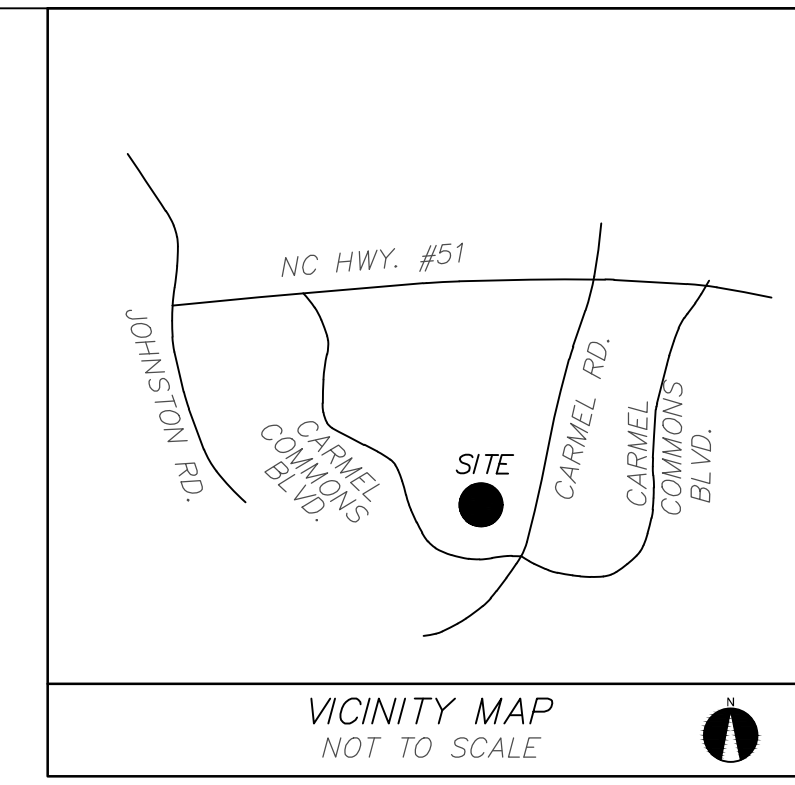
- B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

**8. LANDSCAPE YARDS/FENCES**

- A. A MINIMUM 30 FOOT WIDE LANDSCAPE YARD PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THE NORTHERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- B. AN OPAQUE, WOODEN SCREEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY OF THE SITE WITHIN THE MINIMUM 30 FOOT WIDE LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING PLAN. THE WOODEN SCREEN FENCE SHALL MEET THE REQUIREMENTS OF SECTION 20.9.I OF THE ORDINANCE. THE HEIGHT OF THIS WOODEN SCREEN FENCE SHALL BE 8 FEET IF PERMITTED UNDER THE ORDINANCE. IF AN 8 FOOT TALL WOODEN SCREEN FENCE IS NOT PERMITTED UNDER THE ORDINANCE, THE HEIGHT OF THE WOODEN SCREEN FENCE SHALL BE 6 FEET.
- C. A MINIMUM 10 FOOT WIDE LANDSCAPE YARD PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THE EASTERN BOUNDARY OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. A MINIMUM 6 FOOT TALL OPAQUE, WOODEN SCREEN FENCE THAT MEETS THE REQUIREMENTS OF SECTION 20.9.I OF THE ORDINANCE SHALL BE INSTALLED WITHIN THIS MINIMUM 10 FOOT WIDE LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- D. A MINIMUM 10 FOOT WIDE LANDSCAPE YARD PLANTED TO THE STANDARDS OF A CLASS B LANDSCAPE YARD SHALL BE ESTABLISHED ALONG THAT PORTION OF THE SITE'S WESTERN BOUNDARY LINE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. A MINIMUM 6 FOOT TALL OPAQUE, WOODEN SCREEN FENCE THAT MEETS THE REQUIREMENTS OF SECTION 20.9.I OF THE ORDINANCE SHALL BE INSTALLED WITHIN THIS MINIMUM 10 FOOT WIDE LANDSCAPE YARD AS GENERALLY DEPICTED ON THE REZONING PLAN.
- E. PORTIONS OF THE SUBLOTS FOR THE MULTI-FAMILY ATTACHED DWELLING UNITS MAY BE LOCATED WITHIN THE MINIMUM 10 FOOT WIDE LANDSCAPE YARDS REFERENCED ABOVE IN PARAGRAPHS B.C AND D.D.

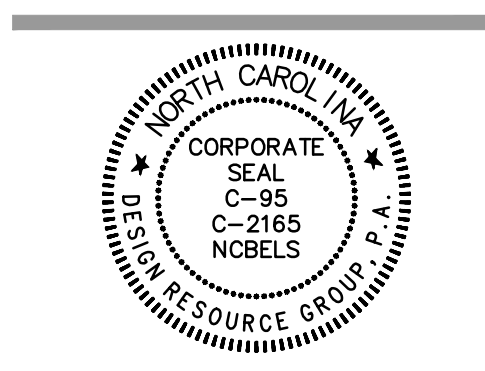
**9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



LANDSCAPE ARCHITECTURE  
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TRANSPORTATION PLANNING

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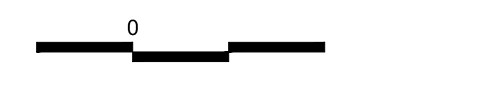
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