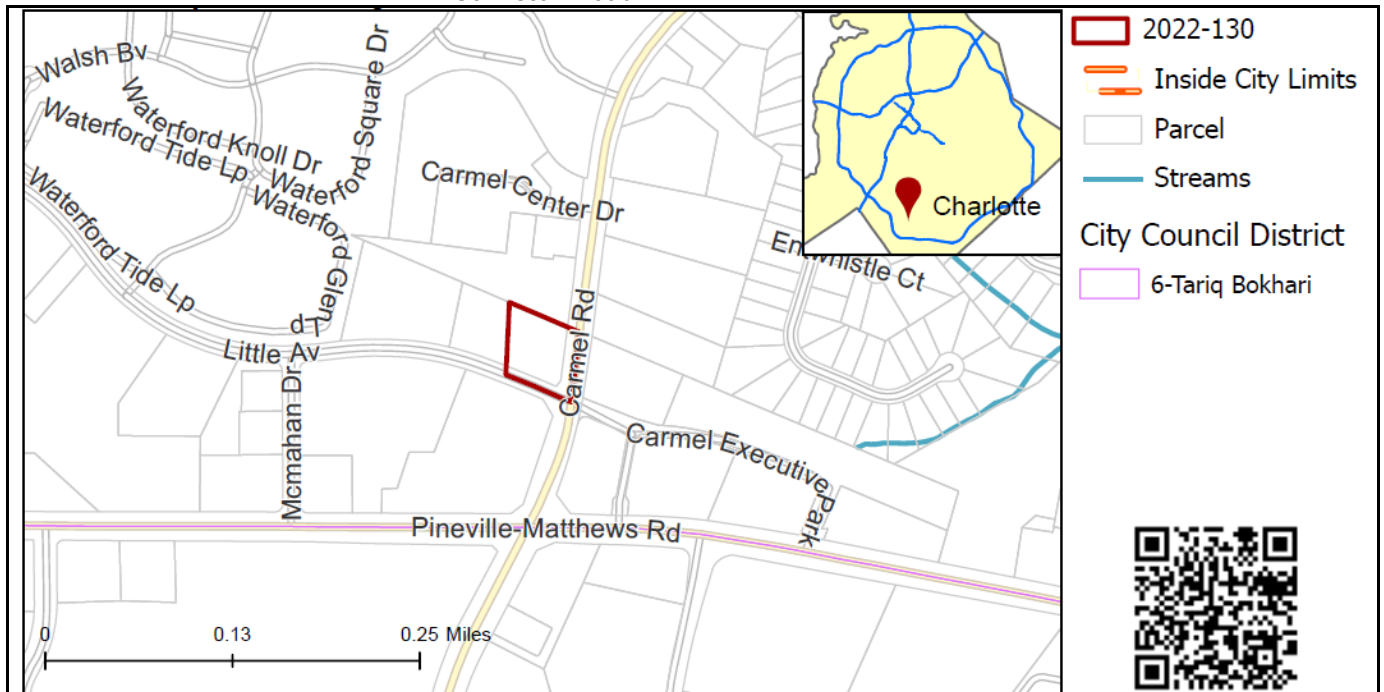


REQUEST

Current Zoning: B-1(CD) (general business, conditional)
Proposed Zoning: O-1(CD) (office, conditional)

LOCATION

Approximately 1.04 acres located at the northwest intersection of Carmel Road and Little Avenue, north of Pineville-Matthews Road, and east of Johnston Road.



SUMMARY OF PETITION

The petition proposes redevelopment of the parcel with a new 17,200 sq ft, 2 story building allowing all uses permitted in the O-1 zoning district in south Charlotte, just north of the Carmel Commons shopping center.

PROPERTY OWNER

6420 Carmel Road LLC

PETITIONER

Thomas Elrod

AGENT/REPRESENTATIVE

Sara Shirley/ American Engineering & John Carmichael/ Robinson Bradshaw

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION

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

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Community Activity Center place type.

Rationale for Recommendation

- The site is located along Carmel Road in an area with office and other non-residential uses.
- The site was previously zoned O-1 for office use.
- Office uses are appropriate in the Community Activity Center place type.
- The petition works to improve multi-modal mobility along Carmel Rd. and Little Av. by upgrading the sidewalk facility to a multi-use path along

- Carmel Rd, eliminating curb cuts on Little Av. and reducing curb cuts on Carmel Rd.
 - The proposed site design supports the pedestrian environment by locating the building at the intersection of Little Av. and Carmel Rd.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10 Minute Neighborhoods
 - 5: Safe & Equitable Mobility
 - 7: Integrated Natural & Built Environments
 - 8: Diverse & Resilient Economic Opportunity

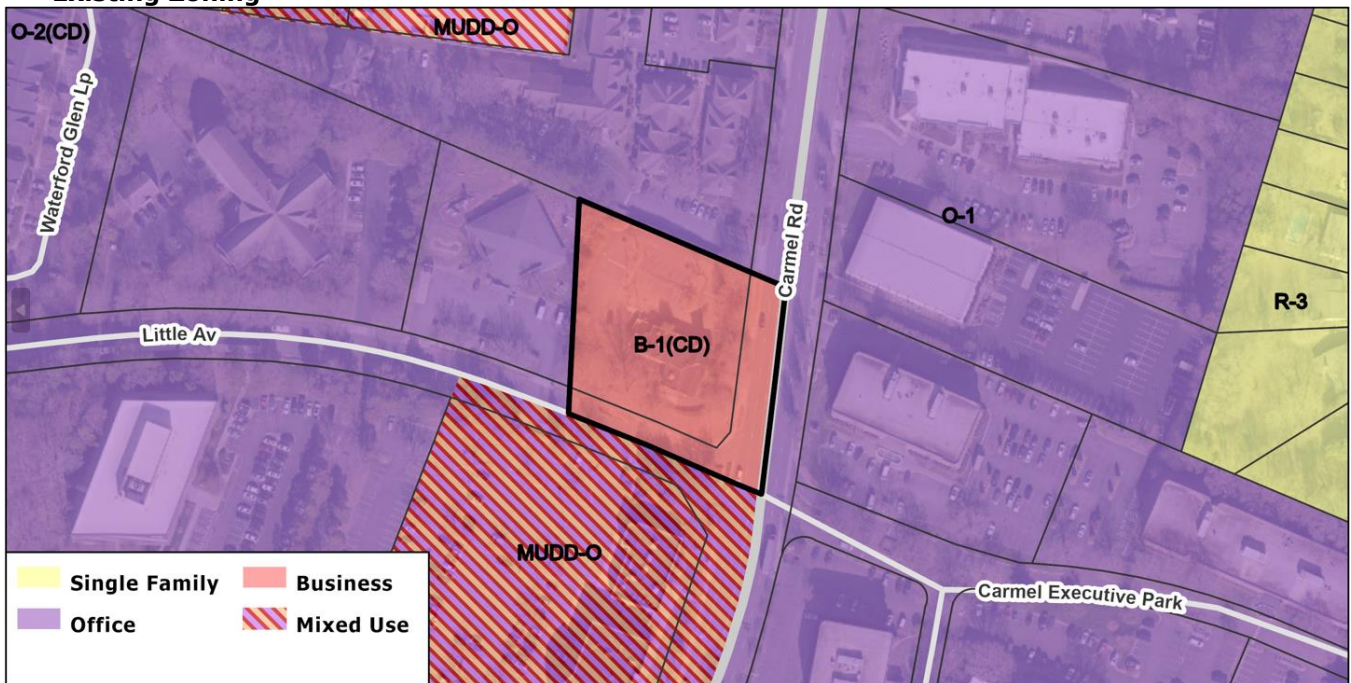
PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

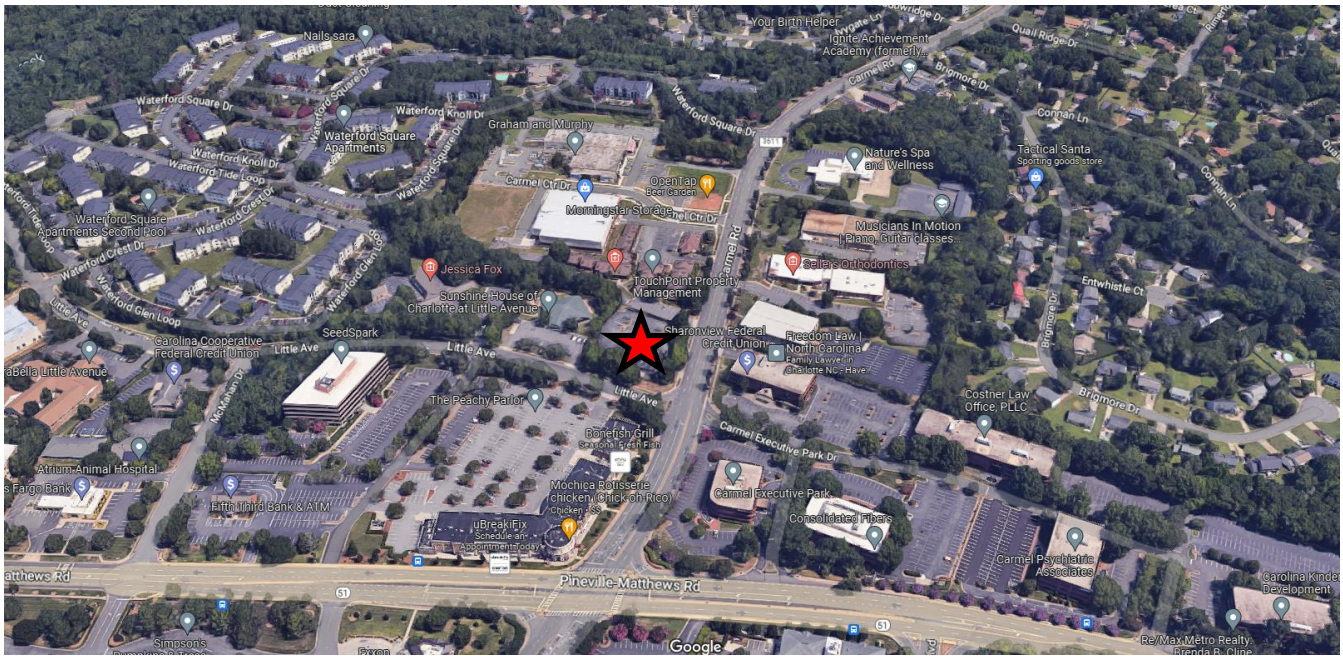
- Up to 17,200 sq ft building with a maximum height of per Ordinance standards, however specified limit of 2 stories and minimum height of 22 feet.
- Allows all uses permitted in the O-1 zoning district which includes office uses.
- Removes the existing driveways on Little Ave and Carmel Rd and installs 1 new driveway on Carmel.
- Constructs an 8 ft planting strip and 12 ft multi-use path along Carmel Rd frontage.
- Architectural standards related to building placement and design such that buildings shall be placed to present a front or side façade to all streets.
- Notes that the sidewalk along Carmel Rd may meander to preserve existing trees.

• **Existing Zoning**



- The site is currently zoned B-1(CD) to allow the existing building (previously a bank branch) to be used for an EDEE. Prior to the B-1(CD) zoning the site was zoned O-1. The majority of the parcels in the area are zoning O-1 developed with multi-family and office uses. There is Mixed use zoning to the north and south with multi-family and commercial uses and R-3, single family zoning to the east along Brigmore Drive.

Existing Zoning	Translated Zoning	Recommended Place Type
B-1(CD)	N/A	CAC



The site, indicated by the red star above, is located north of the Carmel Commons Shopping Center in an area with a mix of commercial, office and multi-family uses. Single family uses are located in the neighborhoods accessed further north off Carmel Road.



The site is developed with an EDEE use.



North of the site, along Carmel Road, are office uses in the Carmel Professional Center.



East of the site, across Carmel Rd, are offices and financial institution uses.

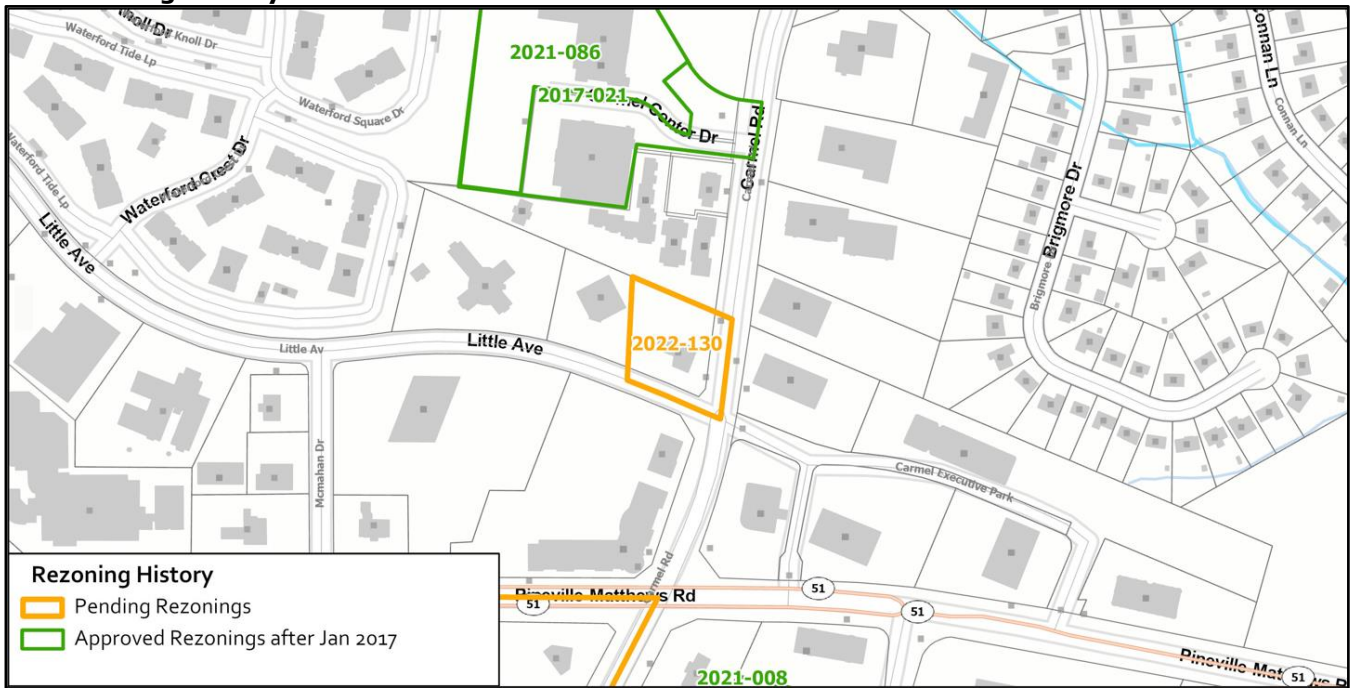


South of the site, across Little Avenue, are EDEE and commercial uses.



West of the site, along Little Avenue, is a childcare center and further west are office uses.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-021	7 acres north of the site from O-1 to MUDD-O to allow 2 climate controlled self-storage buildings and non-residential uses.	Approved
2021-008	4.41 acres south of the site on Carmel Commons Bv from O-1 to MUDD-O allow 55,000 sqft of non-residential uses. (site is in land development permitting for a proposed Publix)	Approved
2021-086	4.5 acres north of the site to MUDD-O SPA to amend a portion of the site rezoned by 2017-021 to allow up to 305 multi-family residential units and 3,500 sqft of non-residential use.	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends CAC (Community Activity Center) place type.

• **TRANSPORTATION SUMMARY**

- The petition is located on the west side of Carmel Road, a City-maintained major throughfare north of Little Avenue, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. Site plan and/or conditional note revisions are needed to show future curblines being 33' from centerline. Site plan commits to dedicating right of way along Carmel Road and installing an 8 foot planting strip and 12 foot Multi-Use Path in accordance with the Charlotte Streets Map. Further details are listed below.

• **Active Projects:**

- Street Lighting – Carmel Rd
 - Upgrade existing streetlights to LED from Fairview Road to Johnston Road
 - Estimated Completion Late 2022
- STIP U-6086 (NC 51 – Pineville Matthews Road)
 - Construct Access Management Improvements from Park Road to Carmel Road
 - Estimated Completion 2025

• **Transportation Considerations**

- See Outstanding Issues, Note 4 and Technical Revision Note 9.

• **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 420 trips per day (based on 3,905 sqft high-turnover, sit-down restaurant).

Entitlement: 670 trips per day (based on 10,410 sqft of retail use).

Proposed Zoning: 255 trips per day (based on 17,200 sqft of general office use).

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 outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 12-inch water distribution main located along Carmel Road and an existing 8-inch water distribution main located along Little Avenue. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Little Avenue. No outstanding issues.

- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at www.rezoning.org
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUES

Site and Building Design

1. Incorporate architectural design standards as provided by Urban Design staff.
 - o Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - o The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - o Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - o Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
 - o Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - o Multi-story buildings should have a minimum of 20% transparency on all upper stories.
2. Clarify if parking will be present under the building below grade or podium. If podium, the building should present ground floor active use along the public street fronts.
3. Add a note that no parking and maneuvering will be located between the building and street.

Transportation

4. Adjust the site plan to show the back of curb and gutter along Carmel Rd at 33ft from the centerline to accommodate the Charlotte Streets Map with a roadway typical section of CLDSM 11.09 Major Thoroughfare. (Site plan currently shows 32 ft from centerline.)

REQUESTED TECHNICAL REVISIONS

Site and Building Design

5. Remove layers showing existing development or move the existing development information to a separate sheet.
6. Label and dimension the 12 ft multi-use path and 8 ft planting strip shown along Carmel Rd. and label and dimension the existing planting strip and sidewalk along Little Ave.
7. Add a note committing to the construction of the 8 ft planting strip and 12 ft multiuse path.
8. Add a note committing to the provision of the 14 ft Class C buffer that is shown on the site plan.

Transportation

9. Label and dimension the curb and gutter from the centerline of each road on the site plan.

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org
Planner: John Kinley (704) 336-8311