





REZONING PETITION  
FOR PUBLIC HEARING  
2025-098

REZONING DOCUMENTS

**CARMEL COMMONS**  
CHARLOTTE, NORTH CAROLINA  
HIGH STREET DISTRICT  
DEVELOPMENT, INC.  
1422 S. TRYON ST., SUITE 300  
CHARLOTTE, NC 28203

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HIGH STREET DISTRICT  
DEVELOPMENT, INC.  
1422 S. TRYON ST., SUITE 300  
CHARLOTTE, NC 28203

## DEVELOPMENT STANDARDS

SCALE: 0  
PROJECT #: 914-005  
DRAWN BY: SG  
CHECKED BY: BG  
AUGUST 8, 2025

REVISIONS:  
1/13/2025 PER STAFF COMMENTS  
1/10/2025 PER STAFF COMMENTS  
1/2/2025 PER STAFF COMMENTS

HIGH STREET DISTRICT DEVELOPMENT, INC.  
11530 CARMEL COMMONS BOULEVARD  
DEVELOPMENT STANDARDS  
DECEMBER 4, 2025  
REZONING PETITION NO. 2025-098

3.2.1

1.2.1

SITE DEVELOPMENT DATA:  
--ACREAGE: ± 7.09 ACRES  
--TAX PARCEL #: 221-201-11  
--EXISTING ZONING: OFC  
--PROPOSED ZONING: CAC-1(CD)  
--EXISTING USES: OFFICE

--PROPOSED USES: A MIXED-USE DEVELOPMENT COMPRISING OF MULTI-FAMILY STACKED RESIDENTIAL DWELLINGS, COMMERCIAL/NONRESIDENTIAL USES, AND OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE CAC-1 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2).

--MAXIMUM DEVELOPMENT LEVELS: THE SITE MAY BE DEVELOPED WITH: (I) UP TO 380 MULTI-FAMILY RESIDENTIAL UNITS; AND (II) A MINIMUM OF 4,000 SQUARE FEET AND A MAXIMUM OF 4,500 SQUARE FEET OF COMMERCIAL/NONRESIDENTIAL USES PERMITTED IN THE CAC-1 ZONING DISTRICT; ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE CAC-1 ZONING DISTRICT AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 2.

--MAXIMUM BUILDING HEIGHT: AS PERMITTED BY ORDINANCE.

--PARKING: AS REQUIRED BY THE ORDINANCE.

### 1. GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS, FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY HIGH STREET DISTRICT DEVELOPMENT, INC. ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED-USE RESIDENTIAL BASED COMMUNITY WITH COMMERCIAL/NONRESIDENTIAL USES ON THE APPROXIMATELY ±7.09 ACRES ACRE SITE LOCATED ON THE SOUTHEASTERN CORNER OF PINEVILLE-MATTHEWS ROAD (HIGHWAY 51) AND CARMEL COMMONS BOULEVARD (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CAC-1(CD) ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.

c. GRAPHICS AND ALTERATIONS/MODIFICATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURE AND BUILDING ENVELOPES, OPEN SPACES, DRIVEWAYS, STREETS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ARTICLE 37.3 OF THE ORDINANCE.

Since the project has not undergone the design development and construction documentation phases, it is intended that this rezoning plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the development/site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the administrative amendment process per Article 37.3 of the ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the rezoning plan.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER ARTICLE 37.3 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THERE IS NO LIMITATION ON THE NUMBER OF BUILDINGS PERMITTED ON THE SITE. THE DEVELOPMENT WILL BE GOVERNED BY THE DEVELOPMENT LEVELS ALLOWED BY THE CAC-1 REGULATIONS. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

### 2. PERMITTED USES AND DEVELOPMENT LIMITATIONS:

a. THE SITE MAY BE DEVELOPED WITH UP TO 380 MULTI-FAMILY RESIDENTIAL UNITS, A MINIMUM OF 4,000 SQUARE FEET AND A MAXIMUM OF 4,500 SQUARE FEET OF COMMERCIAL/NONRESIDENTIAL USES PERMITTED WITHIN THE CAC-1 ZONING DISTRICT; ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE CAC-1 ZONING CLASSIFICATION.

b. THE COMMERCIAL/NONRESIDENTIAL USES IDENTIFIED IN SECTION 2.A ABOVE MAY NOT CONSIST OF A LEASING OFFICE, FITNESS CENTER, OR OTHER AMENITY TYPICALLY ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL DEVELOPMENT. THE COMMERCIAL/NONRESIDENTIAL USES WILL BE LOCATED WITHIN THE GROUND FLOOR OF ONE OF THE BUILDINGS ALONG CARMEL COMMONS BOULEVARD SO THAT THE NON-RESIDENTIAL USES FRONT THE PUBLIC STREET. IN THE EVENT THE COMMERCIAL/NONRESIDENTIAL USES ARE UNABLE TO BE LEASED AFTER THREE YEARS FROM THE APPROVAL OF THE REZONING, THE MINIMUM REQUIREMENT FOR THOSE USES SHALL NO LONGER BE REQUIRED.

c. PARKING AREAS GENERALLY DEPICTED ON THE REZONING PLAN MAY BE EITHER SURFACE PARKING, STRUCTURED PARKING, OR A COMBINATION OF STRUCTURED AND SURFACE PARKING.

### 3. ACCESS AND TRANSPORTATION IMPROVEMENTS:

a. VEHICULAR ACCESS TO THE SITE WILL BE FROM CARMEL COMMONS BOULEVARD. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS AND WILL BE COORDINATED DURING PERMITTING AS REQUIRED BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

b. PINEVILLE-MATTHEWS ROAD IS DESIGNATED A 6+ LANE BOULEVARD WITH A SHARE USE PATH PER THE ADOPTED CHARLOTTE STREETS MAP. THE FUTURE BACK OF CURB FOR THIS FRONTAGE IS FORTY-FOUR (44) FEET FROM THE EXISTING CENTERLINE. RIGHT-OF-WAY DEDICATED AND CONVEYED FOR PINEVILLE-MATTHEWS ROAD SHALL BE NO LESS THAN SIXTY-FOUR (64) FEET FROM THE EXISTING CENTERLINE TO ACCOMMODATE THE FUTURE BACK OF CURB, AN EIGHT (8) FOOT PLANTING STRIP, AND A TWELVE (12) FOOT SHARED USE PATH. AN ADDITIONAL TWO (2) FOOT SIDEWALK UTILITY EASEMENT WILL BE PROVIDED. MODIFICATIONS TO THE EXISTING CURB AND GUTTER ALONG THE SITE'S PINEVILLE-MATTHEWS ROAD FRONTAGE IS SUBJECT TO NCDOT REVIEW AND APPROVAL.

c. CARMEL COMMONS BOULEVARD IS DESIGNATED A COLLECTOR STREET PER THE ADOPTED CHARLOTTE STREETS MAP AND SHALL MEET THE STANDARDS OF THE LOCAL COLLECTOR STREET CROSS SECTION WITHIN THE CHARLOTTE LAND DEVELOPMENT STANDARDS (U-078). THE BACK OF CURB FOR THIS FRONTAGE IS SEVENTEEN (17) FEET AND SIX (6) INCHES FROM THE EXISTING CENTERLINE. THE EXISTING CURB AND GUTTER IS ALLOWED TO REMAIN IN ITS CURRENT LOCATION. RIGHT-OF-WAY DEDICATED AND CONVEYED FOR CARMEL COMMONS BOULEVARD SHALL BE NO LESS THAN THIRTY-THREE (33) FEET AND SIX (6) INCHES FROM THE EXISTING CENTERLINE TO ACCOMMODATE THE BACK OF CURB, AN EIGHT (8) FOOT PLANTING STRIP, AND AN EIGHT (8) FOOT SIDEWALK. AN ADDITIONAL TWO (2) FOOT SIDEWALK UTILITY EASEMENT WILL BE PROVIDED.

d. IN THE EVENT 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.

e. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED TO THE CITY AND/OR NCDOT PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY OF A PRINCIPAL USE BUILDING. RIGHTS-OF-WAY MAY BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

f. ALL REQUIRED TRANSPORTATION IMPROVEMENTS, IF ANY, WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST PRINCIPAL USE BUILDING ON THE SITE, SUBJECT TO THE PETITIONER'S ABILITY TO POST A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME OF THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

g. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

**SETBACKS, STREETSCAPE, AND OPEN SPACE.**  
a. A MINIMUM TWENTY-FOUR (24) FOOT FRONTAGE SETBACK SHALL BE PROVIDED ALONG PINEVILLE-MATTHEWS ROAD FROM THE FUTURE BACK OF CURB, WITHIN THE SETBACK AREA, AN EIGHT (8) FOOT PLANTING STRIP AND A TWELVE (12) FOOT SHARED USE PATH BE PROVIDED.

b. A MINIMUM TWENTY (20) FOOT FRONTAGE SETBACK SHALL BE PROVIDED ALONG CARMEL COMMONS BOULEVARD FROM THE BACK OF CURB, WITHIN THE SETBACK AREA, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

c. CROSS-ACCESS EASEMENTS SHALL BE PROVIDED AS REQUIRED BY ORDINANCE. SUCH EASEMENTS MAY BE MODIFIED OR ELIMINATED THROUGH THE ADMINISTRATIVE ADJUSTMENT PROCESS.

d. OPEN SPACE WITHIN THE DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS OF ARTICLES 11.4 AND 16.5 OF THE UDO. THE OPEN SPACE AREAS PROVIDED MAY BE MADE UP OF A COMBINATION OF PUBLIC, COMMON, AND PRIVATE OPEN SPACE. A MINIMUM OF 25% OF THE REQUIRED ON-SITE OPEN SPACE SHALL BE DESIGNATED AS PUBLIC OPEN SPACE.

e. PUBLIC OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS WHICH WILL BE COMMITTED TO AS THE PLANS ARE FINALIZED DURING THE LAND DEVELOPMENT PERMITTING PROCESS:

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVES, ETC.). ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES). ENHANCED PLANTING WILL INCLUDE A MINIMUM OF 18 TREES PER ONE ACRE OF COMMON AND PUBLIC OPEN SPACE.

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE.

3. SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE.

4. SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS, OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS, SWINGS OR INTERACTIVE FURNITURE, AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT A LINEAR FOOT OF SEATING PER 300 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING MAY BE A MIXTURE OF MOVEABLE AND FIXED.

5. HAVE A MINIMUM DIMENSION OF 20 FEET OR MORE MEASURED IN ALL DIRECTIONS.

6. PUBLIC ART/SCULPTURE. PUBLIC ART, EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMS ALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF TYPE, SIZE, AND LOCATION) SHALL BE PROVIDED DURING LAND DEVELOPMENT REVIEW. THE PETITIONER MAY USE THE CITY OF CHARLOTTE'S CREATIVE ARTIST POOL TO UTILIZE FOR IMPLEMENTING ANY PUBLIC ART.

7. INTERACTIVE ELEMENTS THAT USERS THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS SHOULD INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY.

8. DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE. WHEN THIS ELEMENT IS UTILIZED, THE PETITIONER SHALL PROVIDE A LIGHTING PLAN TO PLAN REVIEW STAFF THAT PROVIDES DETAILS/TECHNICAL NOTES ON THE ELEMENT ALONG WITH THE LOCATION OF INSTALLATION.

9. AT LEAST ONE COMMON OPEN SPACE AREA SHALL BE ACCESSIBLE FROM ALL RESIDENTIAL DWELLINGS IN THE RESIDENTIAL DEVELOPMENT WITHIN A 1,000-FOOT RADIUS OF THE COMMON OPEN SPACE AREA. THIS RADIUS IS MEASURED IN A STRAIGHT LINE FROM THE DWELLINGS, WITHOUT REGARD FOR STREET, SIDEWALK OR TRAIL CONNECTIONS, TO THE NEAREST POINT OF THE OPEN SPACE. MULTIPLE COMMON OPEN SPACE AREAS MAY BE NEEDED TO MEET THIS REQUIREMENT.

### 5. ENVIRONMENTAL FEATURES:

a. THE 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 STORM WATER MANAGEMENT SYSTEMS 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 STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

b. THE SITE WILL COMPLY WITH THE TREE PROVISIONS OF THE ORDINANCE FOUND IN ARTICLE 20. ANY OF THE GREEN AREA CREDITS IDENTIFIED IN TABLE 20-5 OF THE UDO MAY BE USED TO ACHIEVE THE REQUIRED 15% GREEN AREA. IT IS UNDERSTOOD THE PETITIONER MAY UTILIZE PAYMENT IN LIEU TO SATISFY REQUIREMENTS.

c. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY ORDINANCE. STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL BY CHARLOTTE STORM WATER SERVICES.

### 6. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF ARTICLE 37.3 OF THE ORDINANCE.

### 7. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

