



CHARLOTTE
PLANNING, DESIGN
& DEVELOPMENT

**Rezoning Petition 2025-119
Post-Hearing Staff Analysis**

Zoning Committee Meeting Date: February 3, 2026

REQUEST

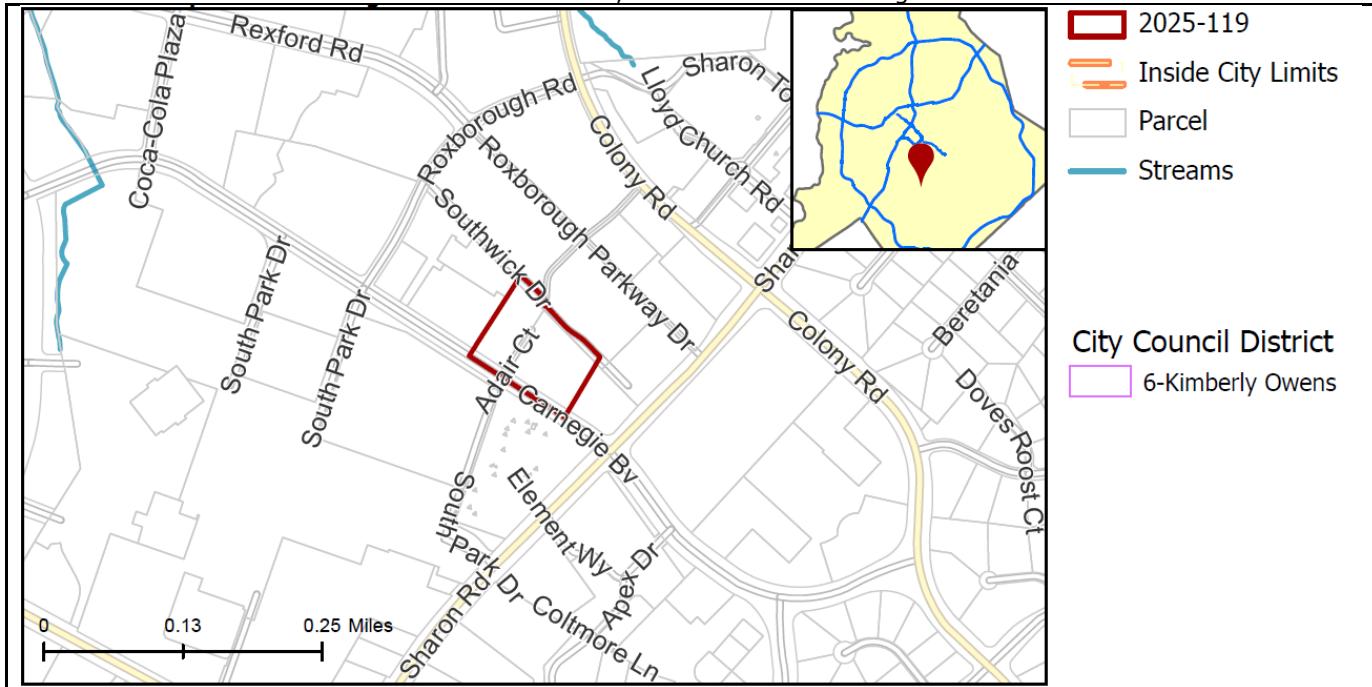
Current Zoning: B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use development, optional)

Proposed Zoning: RAC (CD) (Regional Activity Center, conditional)

Address: 6601 Carnegie Boulevard, A, Charlotte, North Carolina 28211

LOCATION

Approximately 3.87 acres located north of Carnegie Boulevard, west of Sharon Road, and east of Roxborough Road.



SUMMARY OF PETITION

The petition proposes a redevelopment of an existing commercial site to a mixed-used development that may include multi-family stacked residential units such as apartments and commercial uses such as office, retail, restaurant/bar, personal services, and fitness uses and all other uses as allowed in the RAC (Regional Activity Center) zoning district

PROPERTY OWNER

Cambee Properties I LLC

PETITIONER

Hines

AGENT/REPRESENTATIVE

Bridget Grant, Moore & VanAllen, PLLC

COMMUNITY MEETING

The community meeting was held on December 3, 2025 at 6:00 PM and 7 people from the community attended.

The community meeting report notes that items discussed at the meeting included details of the 3.64-acre SouthPark site and its current mixed zoning; the proposed rezoning to the Regional Activity Center (RAC) district under the Unified Development Ordinance; consistency with the *Charlotte Future 2040 Plan* and SouthPark Forward 2035 Vision Plan. The petitioner overviewed the project as a two-phased redevelopment concept featuring residential with ground-floor retail and a community plaza, with future office or hospitality uses and the potential addition of a private street. There were questions regarding workforce housing and building heights. The full meeting report is available online.

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of an outstanding issue related to site and building design.
	<p>Plan Consistency The petition is consistent with the goals and policies of the <i>South Middle Area Plan</i>. The petition may facilitate the following priority goals of the area plan:</p> <ul style="list-style-type: none"> ○ 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.
	<p>Rationale for Recommendation</p> <ul style="list-style-type: none"> ○ 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 <i>2040 Comprehensive Plan</i> Goals: <ul style="list-style-type: none"> ○ 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.

PLANNING STAFF REVIEW

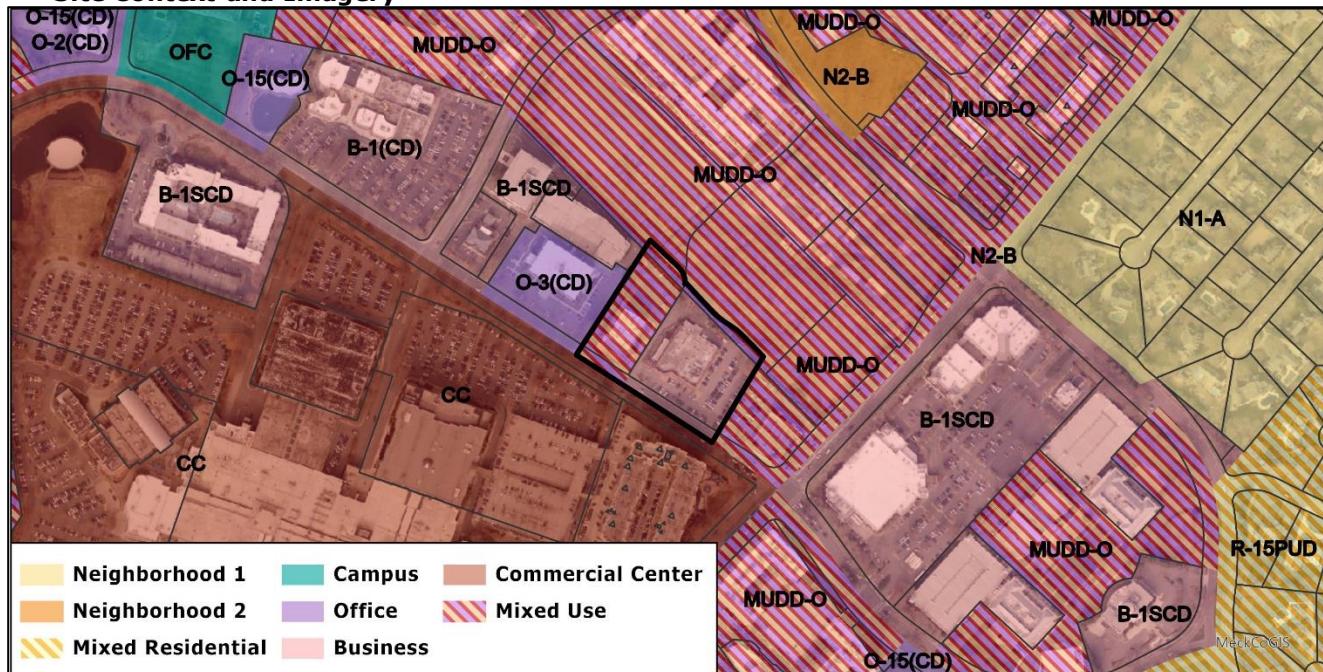
- **Background and Zoning District Summary**
 - Existing Zoning: B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use Development, optional)
 - B-1SCD (Business Shopping Center): A zoning district intended for planned shopping centers with retail stores, restaurants, and service businesses in a coordinated layout with shared parking, designed primarily for commercial use in a suburban format.
 - MUDD-O (Mixed Use development, optional): Rezoned as petition 2021-080 to allow 12,000 square feet of commercial uses and two drive-through service windows as an accessory use and prohibited uses such as convenience stores with gasoline sales, car washes, and automotive service stations.
 - Proposed Zoning: RAC (CD) (Regional Activity Center, conditional)
 - This district is intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. The standards of the district encourage an urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit.
 - Conditional (CD): This petition proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

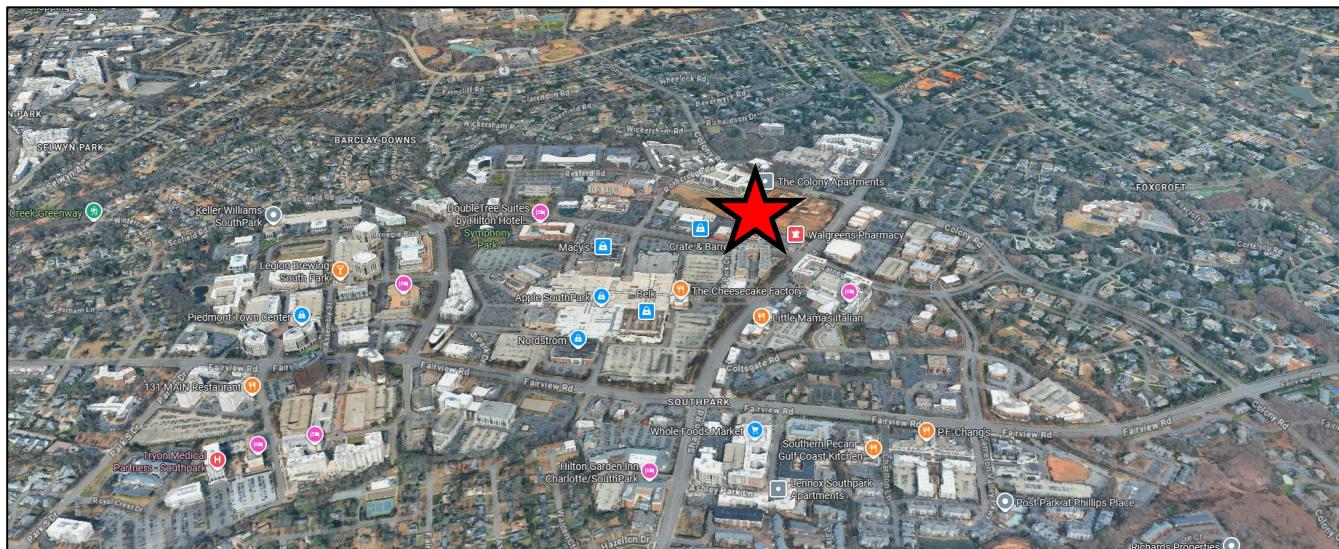
The development standards accompanying this petition contain the following provisions:

- The petition proposes to rezone approximately 3.87 acres located along Carnegie Boulevard in SouthPark from B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use development, optional) to RAC(CD) (Regional Activity Center, conditional).
- Permitted uses may include multi-family residential units, office, retail, restaurants/bars, personal services, and fitness uses, along with other RAC (Regional Activity Center)-permitted uses.
- Buildings on the Site may be constructed up to 275 feet in height, as permitted by the Ordinance within the RAC zoning district. Any building height that exceeds 150 feet must utilize the bonus menu options provided in the Ordinance. Additionally, for portions of buildings that rise above 150 feet, their combined footprint cannot exceed 50% of the total land area of the Site. For example, if the Site's total land area is 170,000 square feet, then the combined footprint of all building portions above 150 feet in height must not be greater than 85,000 square feet.
- Ground-floor activation will be provided along 90% of the Carnegie Boulevard frontage and 60% of the Adair Court frontage, with at least 50% of active frontage dedicated to nonresidential uses.
- A new private street connection, the Adair Court extension, will be constructed to public street standards to enhance pedestrian and vehicular connectivity to adjacent developments, while remaining privately owned and maintained.
- Prohibited uses noted by the petition include drive-through establishments, live performance venue-indoor, vehicle dealership-enclosed or outdoor, vehicle rental outdoor, public health and social services uses, passenger terminal, public transit facility, and industrial uses.
- The petition commits to a maximum building height of 275 feet as permitted by the RAC zoning district. Any height above 150 feet will utilize the bonus menu options outlined in the Ordinance. Additionally, the petition limits portions of the building exceeding 150 feet to no more than 50% of the site's total area (170,000 sq. ft.), meaning no more than 85,000 sq. ft. of combined floor plate area may be located above 150 feet. Only the portion of each floor plate above 150 feet counts toward this limit

- **Site Context and Imagery**



- The site is currently zoned B-1SCD (Business Shopping Center) and MUDD-O (Mixed Use Development, Optional). To the south and east of the site, the zoning is primarily B-1SCD, which supports large-scale retail and service uses such as SouthPark Mall and nearby shopping centers. To the north and west of the site, the zoning is MUDD-O, allowing a mix of residential, office, and retail uses in a pedestrian-oriented setting.



The site is indicated by a red star and is located within a Regional Activity Center (RAC), surrounded by a mix of uses. To the south and east, the area is dominated by retail and restaurant/bar establishments, anchored by SouthPark Mall and adjacent shopping centers. To the north and west, parcels include office, multi-family residential, and hotel/motel uses. The broader SouthPark area also features personal services, art/fitness studio, indoor live performance venue uses, etc.



- A street view of the site facing northeast at the intersection of S Park Drive, Adair Court, and Carnegie Boulevard.



- A street view on Adair Court, facing north of the site that include office, hotel/motel, restaurant/bar, retail goods establishment uses, as well as a mixed-use development that consist of both residential and commercial uses.



- A street view facing east of the site showing retail goods establishments, offices, and multiple restaurant/bar, and hotel/motel uses.

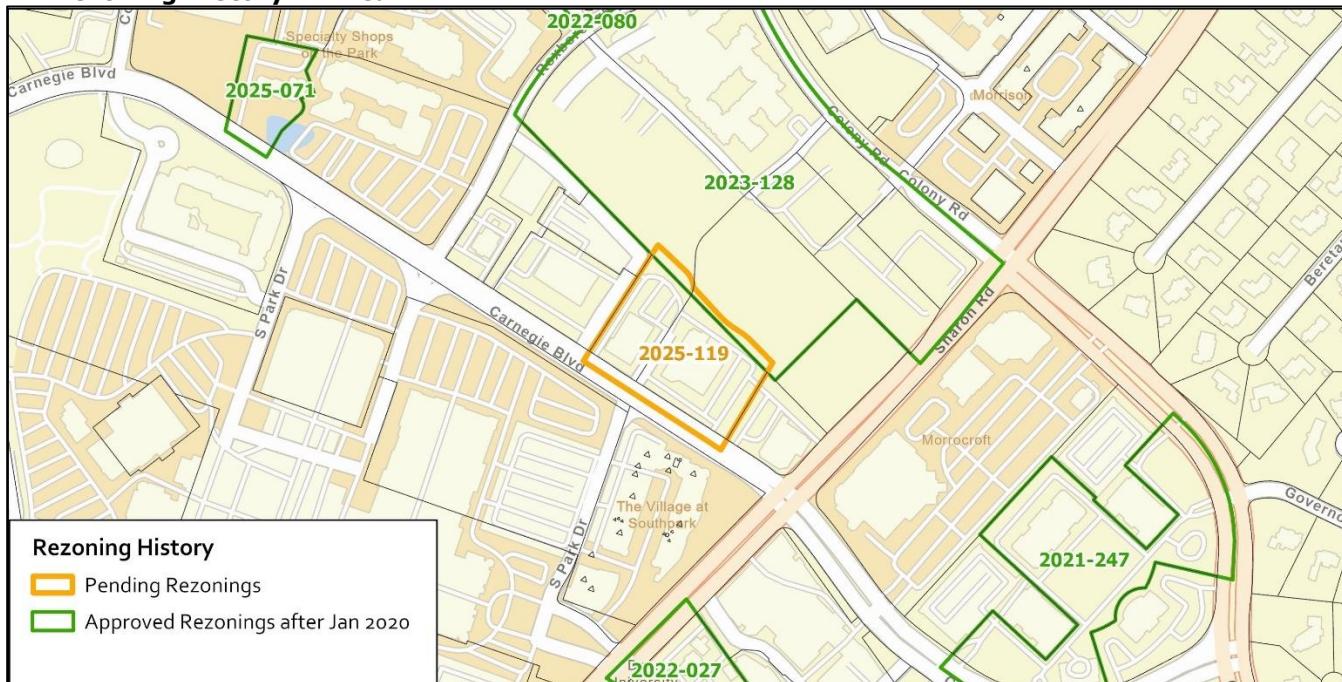


- A street view facing south towards SouthPark Mall. Uses include various retail goods establishments, personal services, and a parking structure.



- A street view west of the site consisting of a financial institution and office uses.

- **Rezoning History in Area**



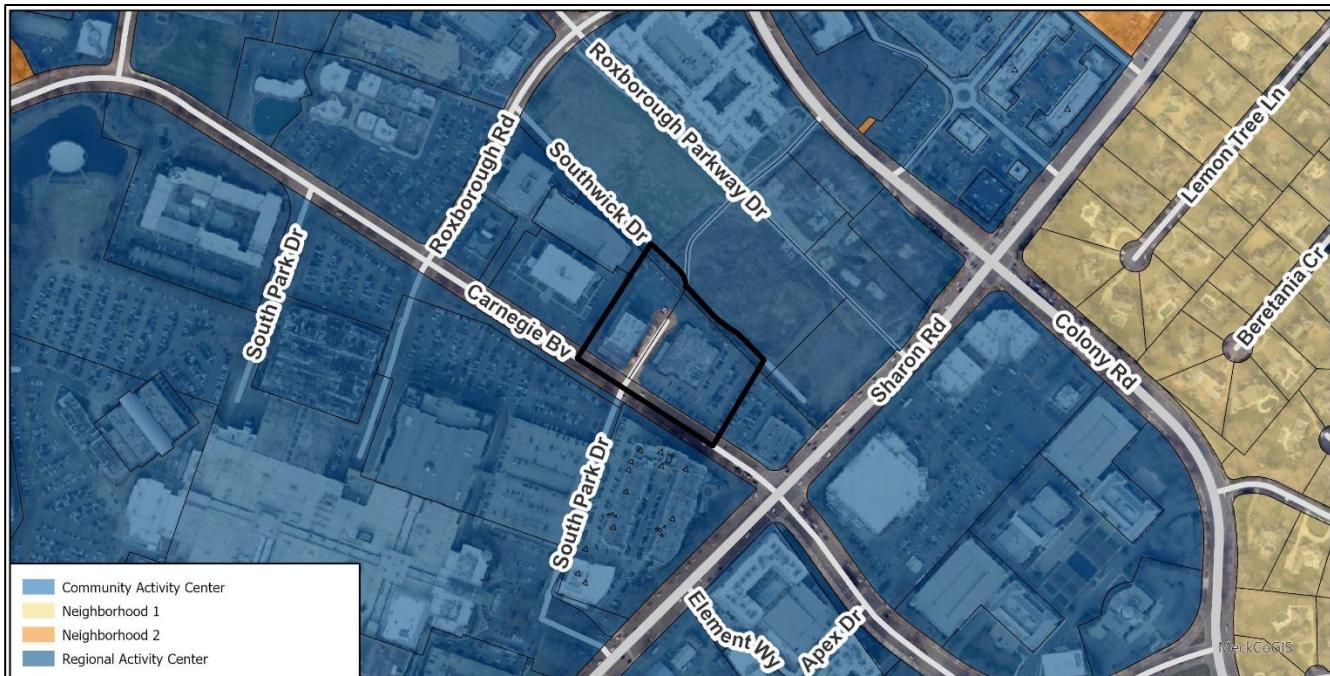
Petition Number	Summary of Petition	Status
2021-247	Rezoned approximately 7.56 acres from B-1SCD (Shopping Center) district to MUDD-O (Mixed Use Development District, Optional) district to allow up to 150,000 square feet of office uses, including the existing office and up to 14,000 square feet of commercial, personal service and eating/drinking/entertainment (EDEE) uses.	Rezoning approved, permit application approved (LDCP-2024-00165, and site construction complete for a financial institution.
2022-027	Rezoned approximately 2.27 acres from MUDD-O (Mixed Use Development, Optional) district to MUDD-O SPA (Mixed Use Development, Optional, Site Plan Amendment) district to allow for redevelopment of the site in the South Park area with up to 250,000 square feet of general and medical office, commercial and eating/drinking/entertainment establishment uses.	Rezoning approved, permit application withdrawn (LDPSM-2025-00219)
2022-080	Rezoned approximately 9.13 acres from R-17MF (multi-family residential) district to MUDD-O, 5 year vested rights (Mixed use development, optional, 5 year vested rights) district to allow a mixed-use development including up to 61,000 square feet of commercial uses, eating/drinking/entertainment establishments, and up to 784 residential units.	Rezoning approved, no permit application submitted.
2023-128	This petition is a site plan amendment to rezoning petition 2015-131, which originally rezoned approximately 27 acres to MUDD-O (Mixed-Use Development District, Optional) to allow a large mixed-use project. The amended plan proposes up to 990 multi-family residential units and approximately 550,000 square feet of commercial space, including office, retail, hotel, and entertainment uses.	Rezoning approved, permit application approved (SDFPMA-2023-00211), and site construction complete for 340 unit multi-family building and commercial uses.
2025-071	Rezoned approximately 1.53 acres from O-15 (CD) (Office, Conditional) district to RAC(CD) (Regional Activity Center, Conditional) district to allow for commercial and office uses.	Rezoning approved, permit application is currently under review by permitting staff (LDCP-2025-00779), site construction pending approval.

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

- **Public Plans and Policies**



- The *South Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Regional Activity Center Place Type. The proposed rezoning is in alignment with the adopted Regional Activity Center Place Type.
 - Regional Activity Centers are large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

- This site is within the *South Middle Community Area Plan*. The rezoning petition supports Priority Goals 1 and 5 by committing to a mixed-use development that integrates housing with access to essential goods and services. The site may include multi-family residential units alongside commercial spaces such as offices, retail, restaurants, personal services, and fitness facilities, as permitted in the RAC zoning district. This mix of uses promotes walkability and convenience for residents and visitors while addressing the CAP's second-highest priority—access to amenities—through its proximity to existing goods and services and the addition of new ones. Goal 5 may be supported through a key transportation improvement to upgrade Adair Court, currently a private easement, into a non-network-required private street built to public standards, providing safe pedestrian, bicycle, and vehicular connections to Colony Plaza Drive. This enhancement exceeds UDO requirements and creates a much-needed north-south connection for the area, improving accessibility and equity.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Carnegie Boulevard, a City-maintained major collector street, northwest of Sharon Road, a City-maintained major arterial. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor conditional rezoning. A CTR will be required during permitting if the site generates site trips over ordinance thresholds. The site will be subject to transportation improvements in accordance with the UDO and the adopted CDOT Streets Map. CDOT will work with the petitioner during the permitting process to pursue all options to provide additional forms of connectivity that reflect the types of development associated with this place type and zoning district.

- **Active Projects:**

- N/A

- **Transportation Considerations:**

- No outstanding issues.

- **Vehicle Trip Generation:**

- Current:

- Existing Use: 4,609 trips per day (based on Commercial High-Turnover Sit-Down Restaurant).
 - Existing Zoning Entitlements: 4,609 (based on B-1SCD and MUDD-O)

- Proposed Zoning: Trip generation not available for this zoning district, RAC(CD).

- **Storm Water Services**

- **Considerations:**

- No outstanding issues.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Morrison Blvd.

- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.

- **Considerations:**

- See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Due to the relatively small acreage of the site, the development allowed under the proposed zoning may not generate students. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:

- Sharon Elementary currently at 88% utilization.
 - Alexander Graham Middle currently at 96% utilization.
 - Myers Park High currently at 108% utilization.

- **Considerations:**

- Existing school capacity in this area is currently adequate for elementary, middle, and high schools. Utilization is above 100% for high school; however, it is below the flex limit of 130%.

- See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**

- See advisory comments at www.rezoning.org

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** Reviewed, no comments.
- **Charlotte Department of Solid Waste Services:** Reviewed, no comments.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** Reviewed, no comments.
- **Erosion Control:** Reviewed, no comments.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No outstanding issues.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** Reviewed, no comments.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGSite and Building Design

1. ~~Staff are requesting a visual exhibit not a full site plan that clearly depicts building height limitations and any applicable height bonuses for designated portions of the site. The exhibit must show the exact areas where height restrictions apply, with smaller scale buildings located closest to the right of way to maintain compatibility with adjacent properties. It should also demonstrate how building heights may progressively increase toward the interior of the site to accommodate the overall design and site functionality.~~ **ADDRESSED**
2. Add a conditional note that the applicant will maintain a running total of the aggregate square footage with each submission during the permitting process to aid in the enforcement of the height limitations language.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGEnvironment

3. ~~Add a note that the petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.~~ **ADDRESSED**
4. ~~Remove note regarding tree survey requirements as it is too limited.~~ **ADDRESSED**

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

Planner: Sheighla Tippett (980) 384-4632