



**REQUEST**

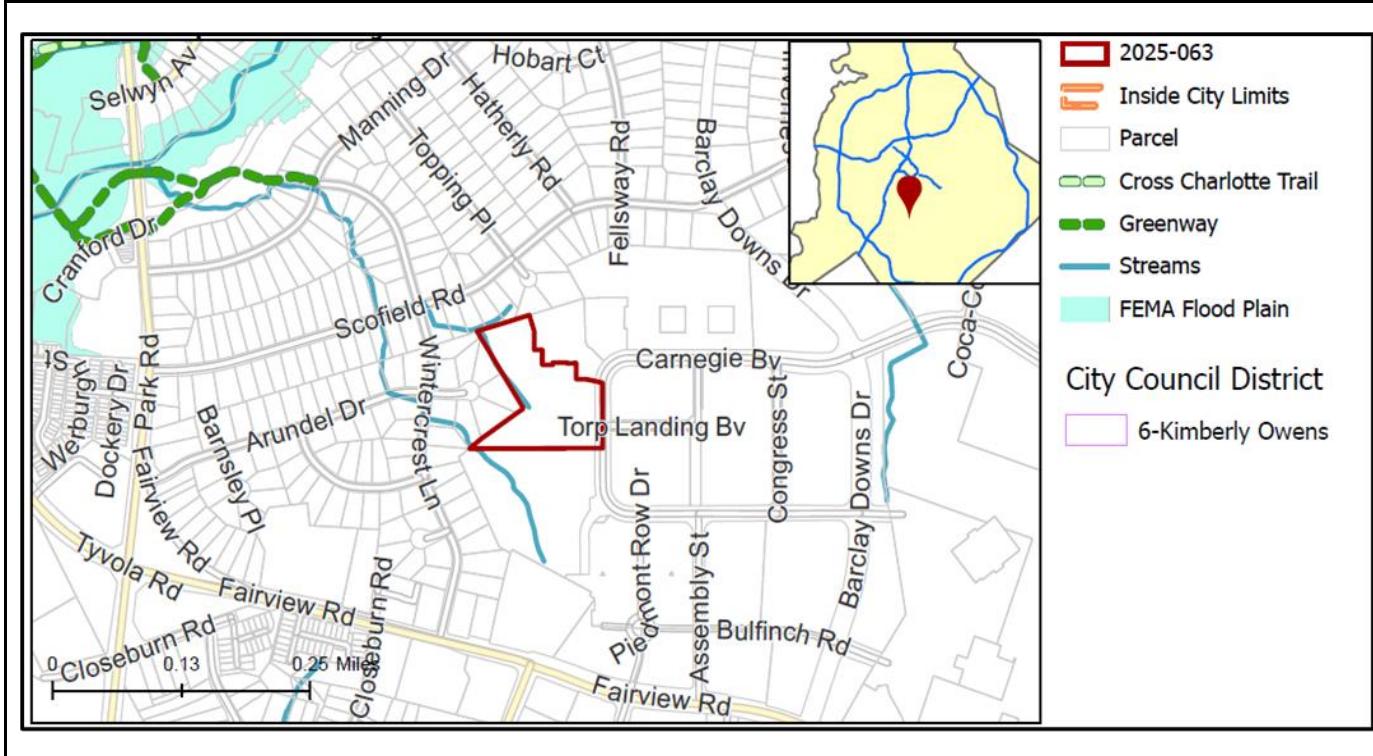
Current Zoning: OFC (Office Flex Campus)

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

**LOCATION**

Address: 5825 Carnegie Blvd, Charlotte, NC 28209

Approximately 5.50 acres located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road.



**SUMMARY OF PETITION**

The petition proposes a new multi-family development with up to 360 multi-family stacked and/or multi-family attached residential units. The petition also includes conversion rights to allow up to 8,000 square feet of retail uses. The site is currently an office building.

**PROPERTY OWNER**

BSN-JOBST Inc.

**PETITIONER**

Northwood Ravin

**AGENT/REPRESENTATIVE**

Colin Brown and Brittany Lins, Alexander Ricks, PLLC

**COMMUNITY MEETING**

The community meeting was held on July 28, 2025, and 26 people from the community attended.

The community meeting report notes that items discussed at the meeting included a summary of the broader issues such as community concerns, transportation considerations, environmental constraints, and market realities that are considered with a rezoning petition. Petitioner noted they are also committing to a site-specific zoning plan and written conditions.

The full meeting report is available online.

<b>STAFF RECOMMENDATION</b>	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to transportation and site design.</p> <p><b>Plan Consistency</b></p> <p>The petition is <b>consistent</b> with the goals and policies of the <i>South Middle Community Area Plan</i>. The petition may facilitate the following priority goals of the area plan:</p> <ul style="list-style-type: none"><li>○ 1: 10 Minute Neighborhoods. The petition advances this goal by featuring up to 360 multi-family stacked (apartments) and/or multi-family attached (townhomes) residential units within walking distance of shops, restaurants, services, and amenities, including a fitness center (Harris Express YMCA). The petition includes conversion rights to allow up to 8,000 square feet of retail uses, which could add more services and amenities to residents and patrons.</li><li>○ 2: Neighborhood Diversity &amp; Inclusion. The petition supports this goal because it includes middle density housing, such as townhomes.</li></ul> <p><b>Rationale for Recommendation</b></p> <ul style="list-style-type: none"><li>• The petition would align the zoning district with the adopted activity center place type.</li><li>• This petition proposes new multi-family development within an area that has a variety of existing land uses. The site is within a short walk, bike, or bus ride of dining, shopping, and groceries within the surrounding Regional Activity Center including Piedmont Town Center and Southpark Mall. Having residential development close to existing essential goods and services promotes access and furthers the goals of creating a mixed-use environment within a Regional Activity center.</li><li>• The petition also includes conversion rights to allow up to 8,000 square feet of retail uses.</li><li>• The UDO prescribes height limitations along edges adjacent to Neighborhood 1 zoning districts to ensure a gradual transition in scale, providing appropriate sensitivity to nearby single family neighborhoods. Areas closest to the Neighborhood 1 development along the site's western edge will be limited to 50-feet in building height, increasing up to 65-feet in building height where the site is within 200-feet of the Neighborhood 1 Place Type.</li><li>• The site is adjacent to the proposed route of the SouthPark Loop trail.</li><li>• The site is a short walk to the number 57 and 19 CATS local bus routes as well as being in an adopted micro transit zone, enhancing its overall accessibility and connectivity.</li><li>• The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.</li></ul>
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## PLANNING STAFF REVIEW

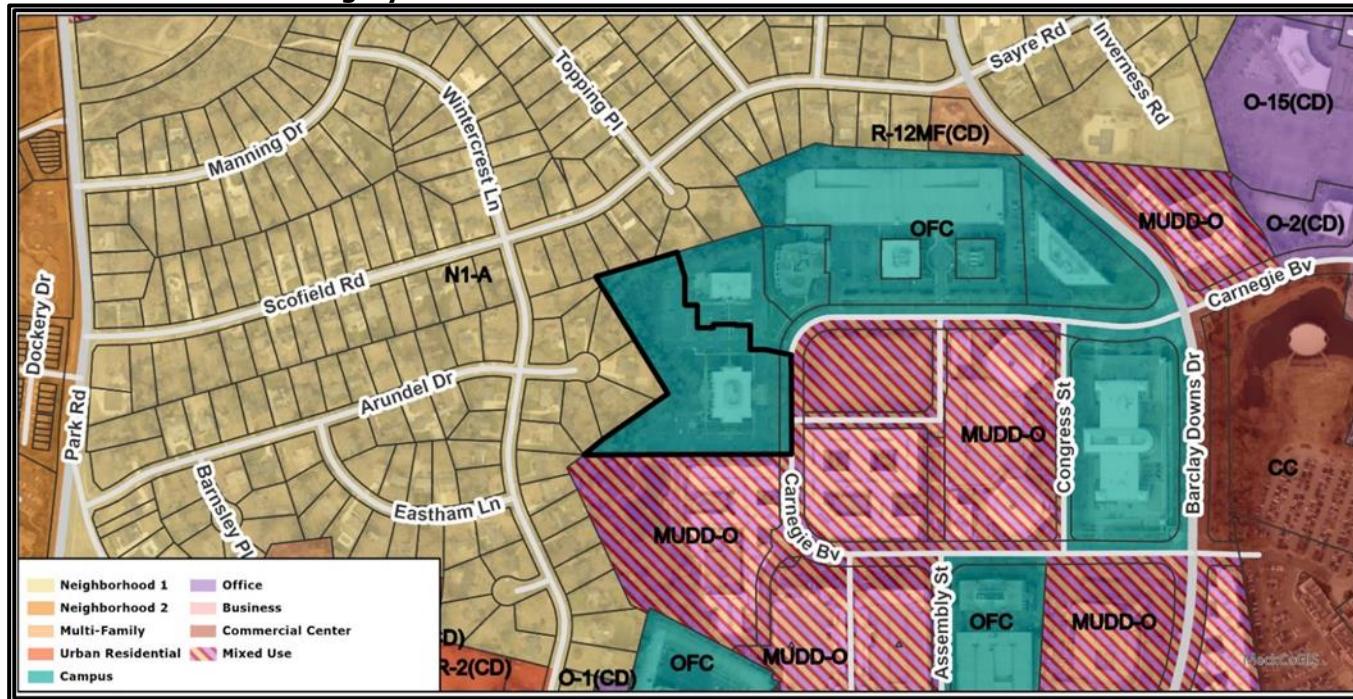
- **Background and Zoning District Summary**
  - Existing Zoning:
    - OFC: This district is intended to address large-scale office, research, and medical campuses that may include some light industrial components, with associated supporting uses to serve the everyday needs of employees and visitors. OFC developments are relatively low intensity and should foster walkability and connections to the external pedestrian network.
  - Proposed Zoning:
    - RAC: 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 includes a site plan and proposes site-specific commitments that further restricts the use of the site.

- **Proposed Request Details**

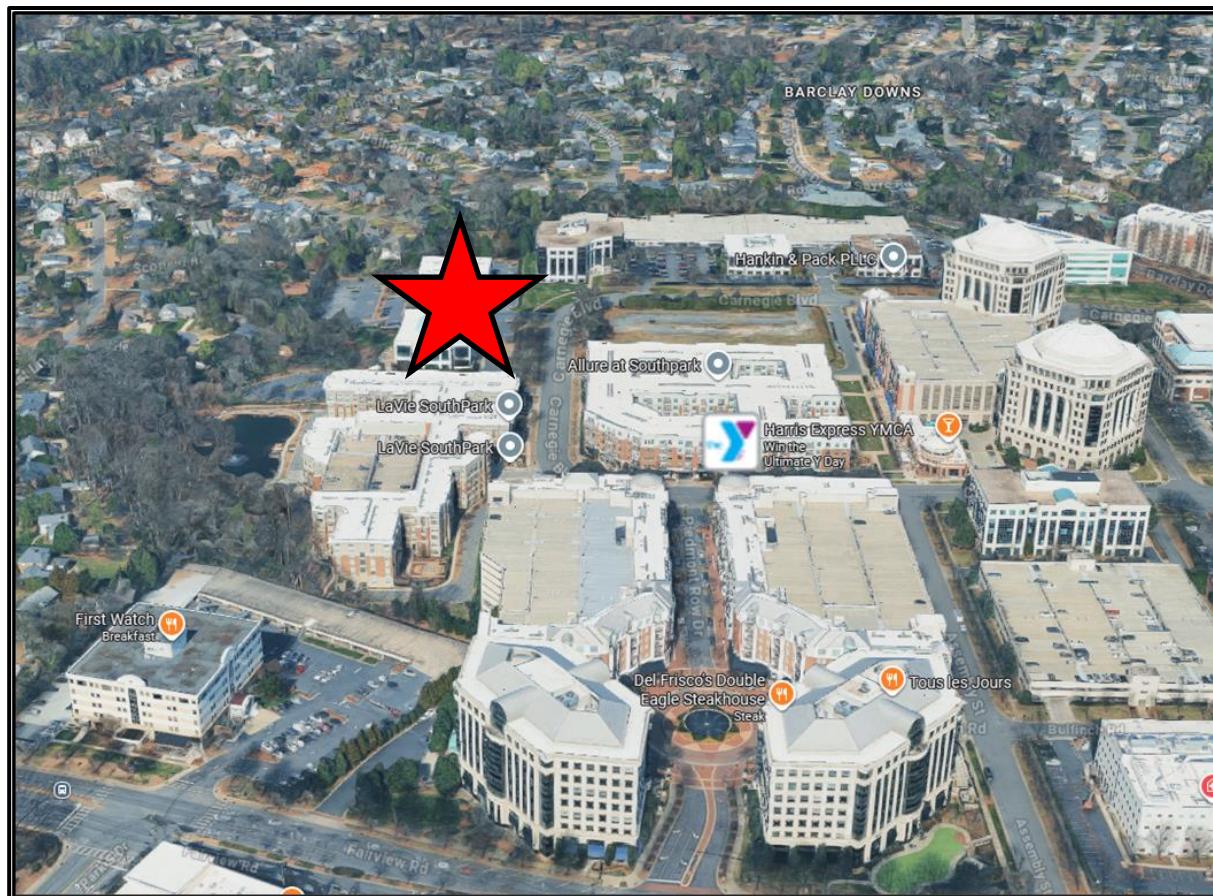
The site plan accompanying this petition contains the following provisions:

- Allows up to 360 multi-family stacked and/or multi-family attached residential units.
- Multi-family stacked uses will only be allowed in Development Area A. Multi-family attached (townhomes) units will be permitted in Development areas A, B, and C. The more intense uses are located at the front of the site along Carnegie Boulevard and further away from Neighborhood 1 place type.
- Development Area D will only be reserved for amenitized open space.
- Provides for conversion rates. Residential units may be converted to retail square footage at a rate of 1 residential unit to 1,000 square-feet of retail not to exceed 8,000 total square-feet.
- Provides an 8-foot-wide planting strip and an 8-foot-wide sidewalk along Carnegie Boulevard frontage.
- Dedicates 43-foot right-of-way the road centerline along the site's frontage.
- Commits to a 25-foot-wide Class B landscape yard adjacent to Neighborhood 1-A zoning district.
- Amenitized open space areas will, at a minimum, contain one of the following: shading elements such as shade structures or additional trees in a manner to provide consistent shade in the space, public art in the form of a sculpture with a minimum height of 4 feet, or decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements.
- Open space area shall have a minimum dimension of 50-feet or more measured in all directions.
- Architectural Details:
  - Multi-family attached buildings:
    - Vinyl siding may not be used as an exterior building material.
    - 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.
    - Garage doors will minimize the visual impact by providing additional treatments such as translucent windows or projecting elements over the garage door opening.
    - Usable front porches shall be covered and be at least 6-feet deep. Stoops and entry level porches may be covered but shall not be enclosed and will be a minimum of 3-feet deep.
    - All buildings shall contain a maximum of 6 units per building. There shall be a maximum of 2 buildings on the site that are 6-unit buildings.
  - Multi-family stacked:
    - Building sides greater than 120-feet in length shall include modulations of the building massing/façade plane. Modulations shall be a minimum of 10-feet-wide and shall project or recess a minimum of 6-feet extending through the building.
    - Building elevations shall be designed with vertical bays or articulated architectural façade features.
    - Building elevations facing network streets shall not have expanses of blank walls greater than 20-feet in all directions and architectural features such as banding, medallions or other design features to avoid unarticulated blank treatment of walls.
    - Long pitched or flat roof lines shall avoid continuous expanses without variation.

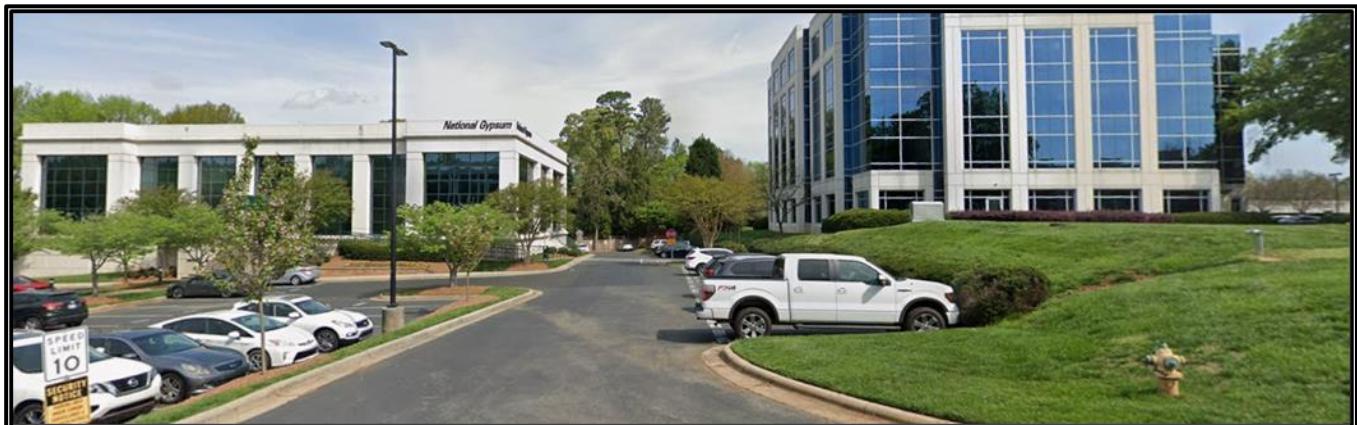
- Site Context and Imagery



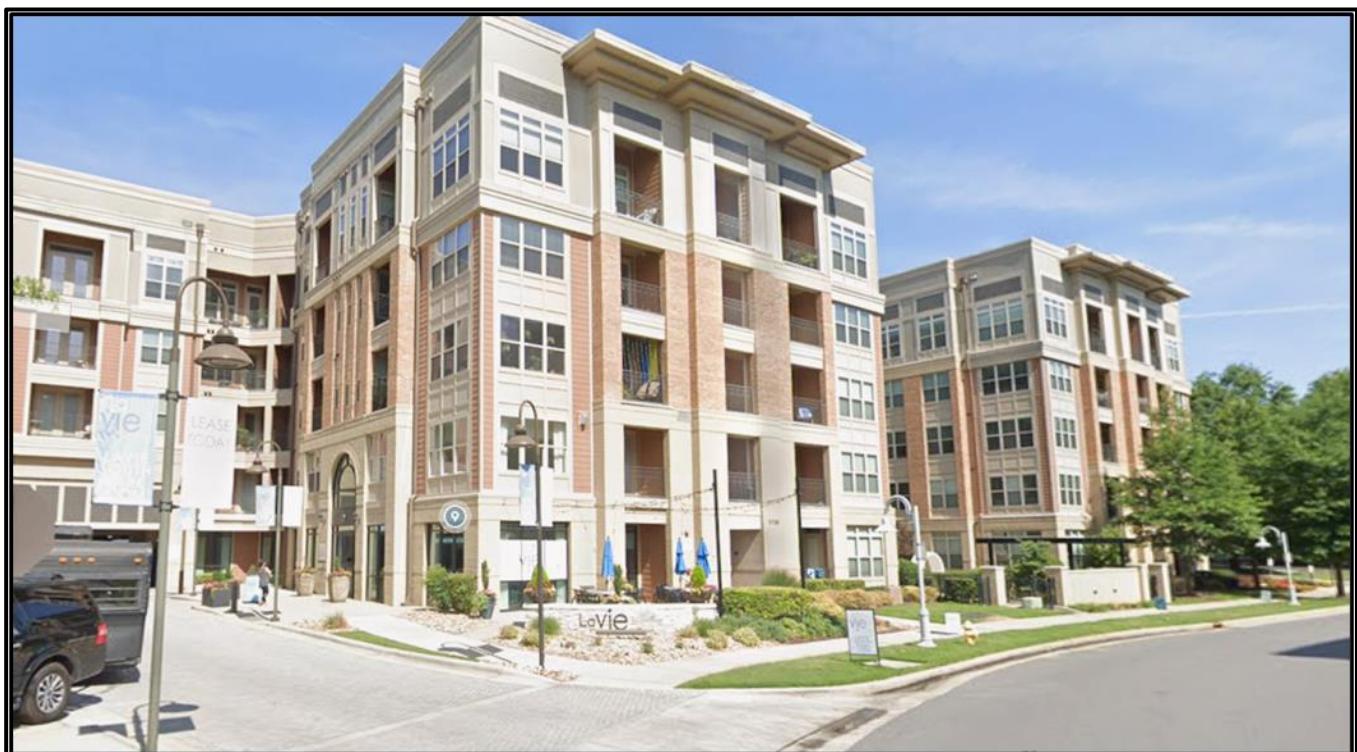
- The site is zoned Office Flex Campus. The area has a variety of zoning districts including MUDD-O (Mixed-Use Development District, Optional), OFC (Office Flex Campus), N1-A (Neighborhood 1-A), R-12MF(CD) (Multi-Family, Conditional), and CG (General Commercial).



The site (denoted by red star) is located west of Carnegie Boulevard, north of Fairview Road, and east of Park Road in the greater Southpark area. It is currently occupied by an office building and in an area with a mix of commercial, office, and residential uses.



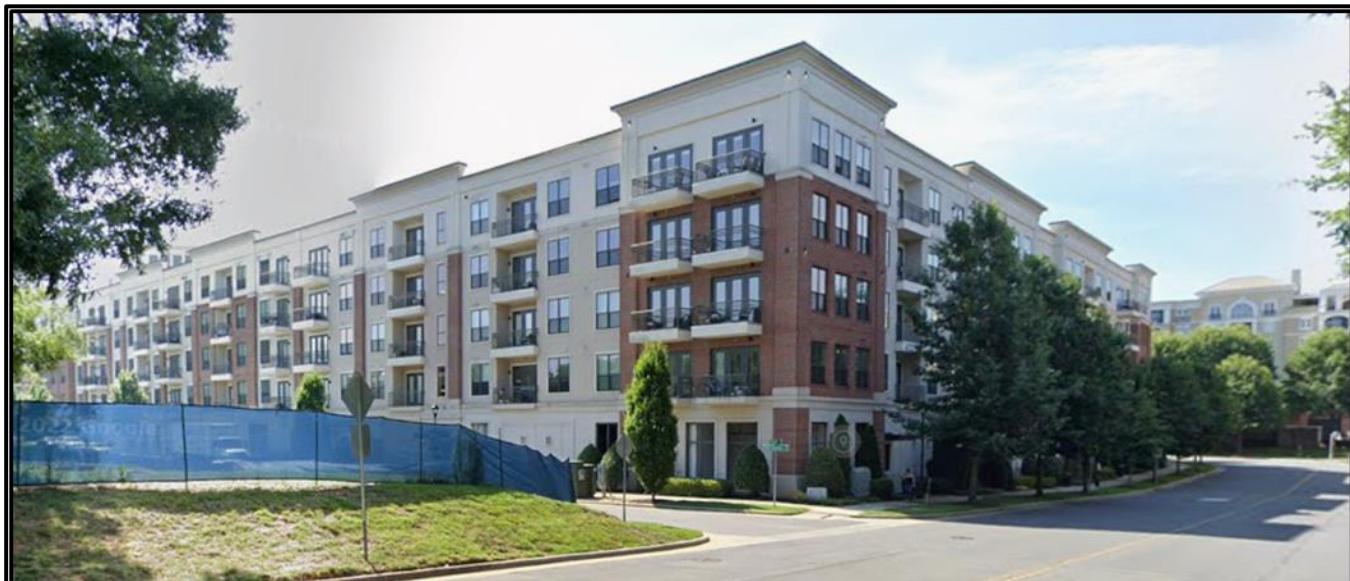
The property to the north along Carnegie Boulevard is developed with office buildings.



The site to the south along Carnegie boulevard is developed with multi-family stacked dwelling units.



The property to the west along Arundel Drive is developed with single family homes.



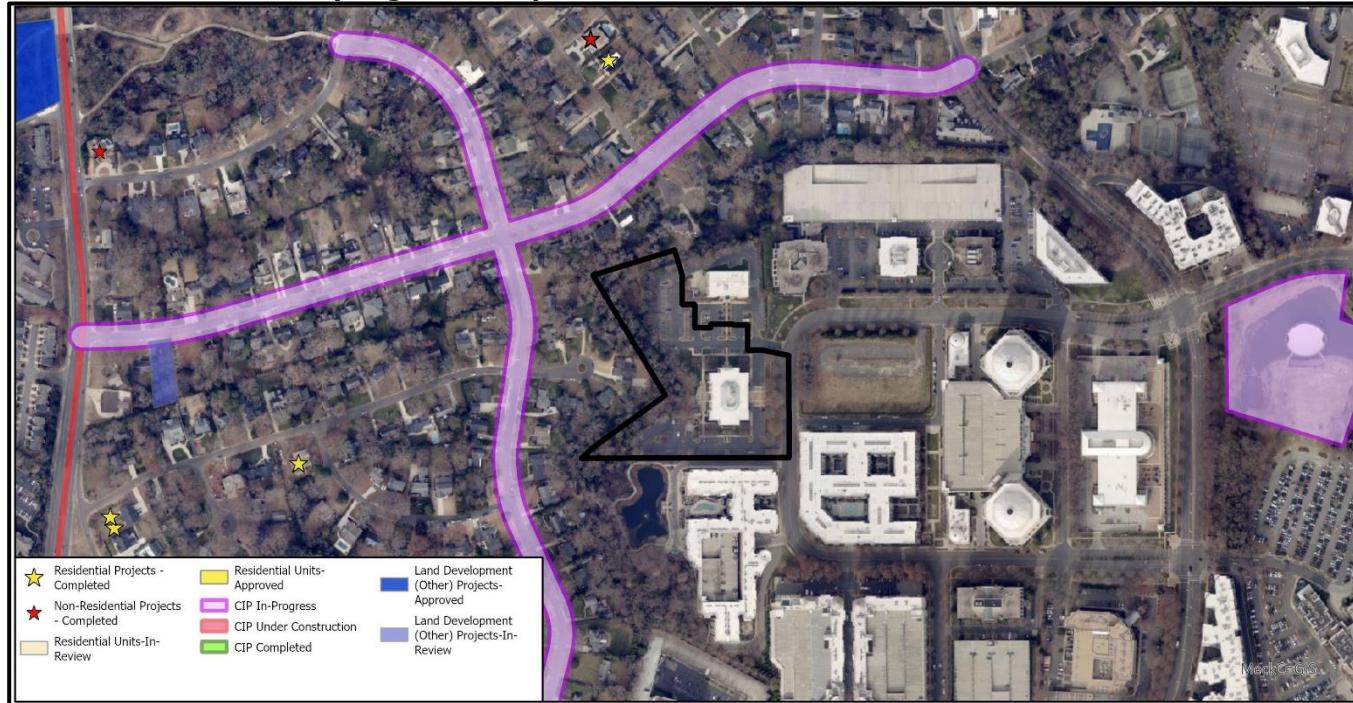
The property to the east along Carnegie Boulevard is developed with multi-family stacked units.

- **Rezoning History in Area**



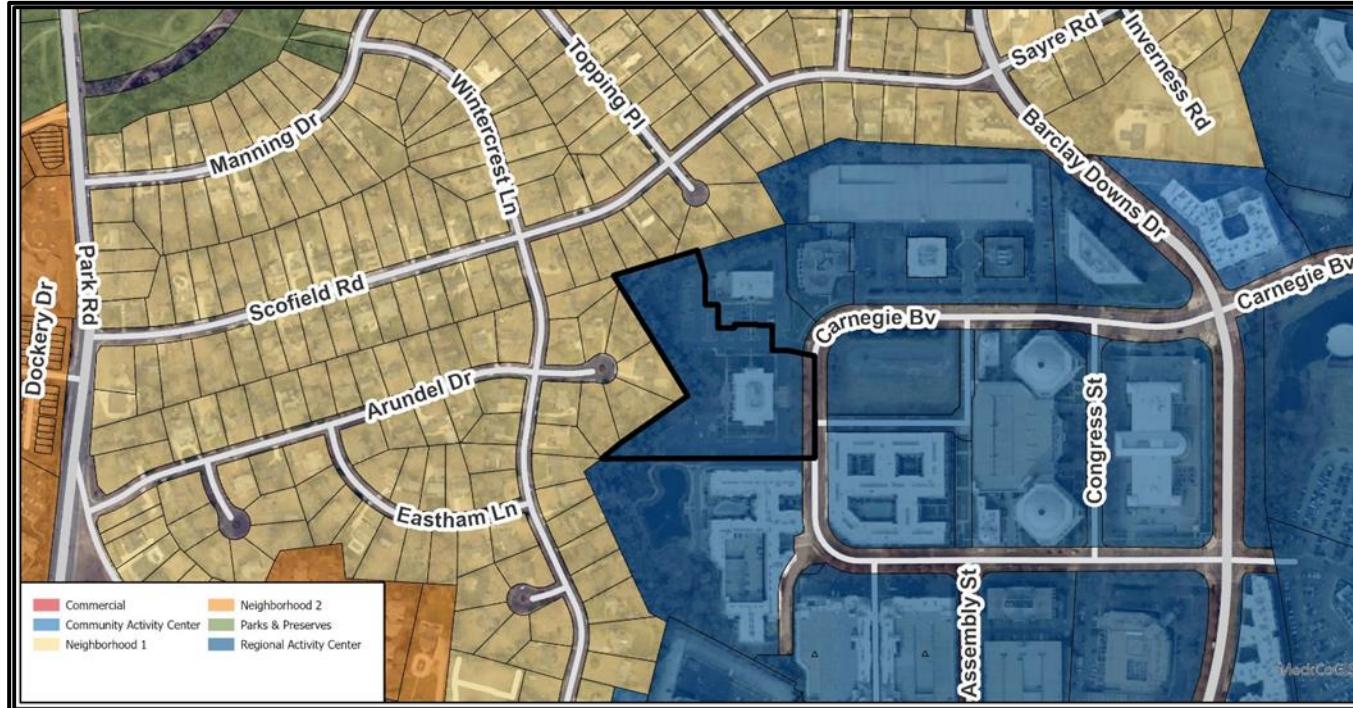
<b>Petition Number</b>	<b>Summary of Petition</b>	<b>Status</b>
2023-037	Rezoned 1.2 acres from N1-A (Neighborhood 1-A) to UR-2(CD) (Urban Residential, Conditional) to allow up to 14 townhome units.	Rezoning approved, permit LDCP-2024-00498 submitted and approved, construction incomplete/not started.
2021-043	Rezoned 1.2 acres from UR-C (Urban Residential-Commercial) to R-3 (Single family Residential) to allow all uses in the R-3 zoning district.	Rezoning approved, permit never submitted.

- **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 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 the priority goals 1 and 2. The petition may advance Goal 1 (10-Minute Neighborhoods) by proposing 360 multi-family stacked (apartments) and/or multi-family attached (townhomes) residential units within walking distance of shops, restaurants, services, and amenities, including a fitness center (Harris Express YMCA). The petition includes conversion rights to allow up to 8,000 square feet of retail uses, which could add more services and amenities to residents and patrons. Goal 2 (Neighborhood Diversity and Inclusion) may be furthered by this petition because it includes middle density housing, such as townhomes, in an area where adjacent residential uses are primarily single family detached homes or apartment developments.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Carnegie Avenue, a City-maintained major collector, north of Fairview Road, a City-maintained expressway. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development area. Based on the 1,671 daily trips, this will trigger Tier 3 multimodal assessment and Tier 3 transportation demand management (TDM) assessment.

- **Active Projects:**

- N/A

- **Transportation Considerations:**

- See Outstanding Issues, Note 1

- **Vehicle Trip Generation:**

- Current:

- Existing Use: 929 trips per day (based on 77,458 square feet of office uses).
        - Existing Zoning Entitlements: 929 trips per day (based on 77,458 square feet of office uses).
        - Proposed Zoning: 1,671 trips per day (based on 360 multi-family dwelling units 567 trips per day (based on 8,000 square feet of retail uses).

- **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 Carnegie Boulevard. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Carnegie Boulevard.

- **Considerations:**

- See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte-Mecklenburg Schools**

- The development may add 124 students to the schools in this area. The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Selwyn Elementary currently at 71% utilization, would increase to 102%.
    - Alexander Graham Middle currently at 96% utilization, would increase to 98%.
    - Myers Park High currently at 108% utilization, would increase to 109%.

- **Considerations:**

- Existing school capacity in this area is currently adequate for middle, and high schools. The projected utilization for elementary exceeds capacity of 100%. Although utilization is above 100% for high school, it is below the flex limit of 130%.
      - Alexander Graham Middle capacity will be relieved with the opening of a new middle school in the 2026-27 school year.
      - See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Charlotte Area Transit System**

- **Considerations:**

- No outstanding issues.

**CITY DEPARTMENT COMMENTS**

- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No outstanding issues.

**MECKLENBURG COUNTY COMMENTS**

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

**OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING**Transportation

1. Site will trigger Tier 3 multimodal and TDM. Add conditional note that says, "Site will comply with CTR requirements to be finalized in permitting."

Site and Building Design

2. Please provide additional setback or increased landscape yards with a fence where the site is adjacent to single family uses.
3. Provide square footage of amenity area D.

**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Michael Russell (704) 353-0225