

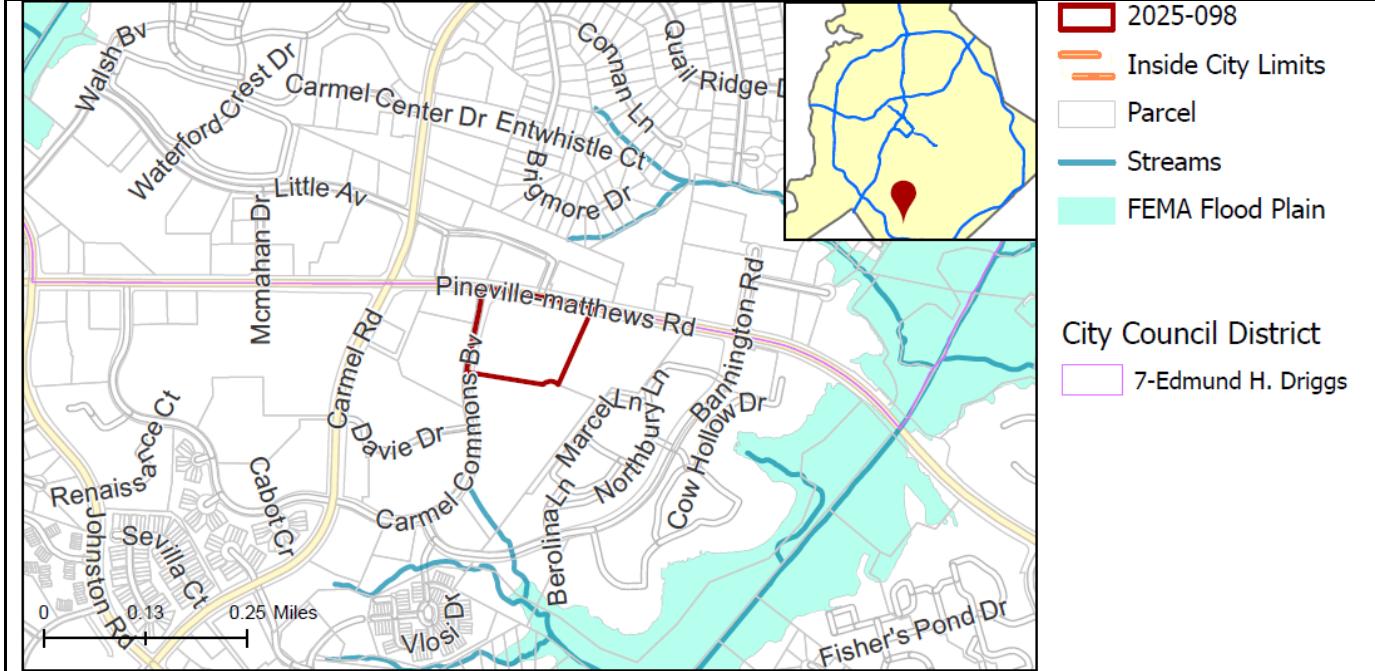


**REQUEST**

Current Zoning: OFC (Office Flex Campus)  
Proposed Zoning: CAC-1(CD) (Community Activity Center 1, Conditional)

**LOCATION**

Approximately 7.09 acres located on the south side of Pineville-Matthews Road, east of Carmel Commons Boulevard, and west of Bannington Road.



**SUMMARY OF PETITION**

The petition proposes to redevelop a property in the Pineville-Matthews Road corridor with 380 multi-family stacked dwelling units and 4,500 square feet of non-residential uses.

**PROPERTY OWNER**

Bible Broadcasting Network, Inc.

**PETITIONER**

High Street District Development, Inc.

**AGENT/REPRESENTATIVE**

Bridget Grant, Moore & Van Allen, PLLC

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 3.

**STAFF  
RECOMMENDATION**

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

Plan Consistency

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

Rationale for Recommendation

- The petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- In an activity center characterized by segregated uses, the petition would combine multi-family stacked dwellings with 4,500 square feet of non-residential uses on one parcel.

- The petition would replace an automobile-centric office building and parking lot with multi-family stacked dwellings and non-residential uses in buildings fronting public streets.
- The site is served by CATS Bus Route 51, providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
  - 1: 10 Minute Neighborhoods

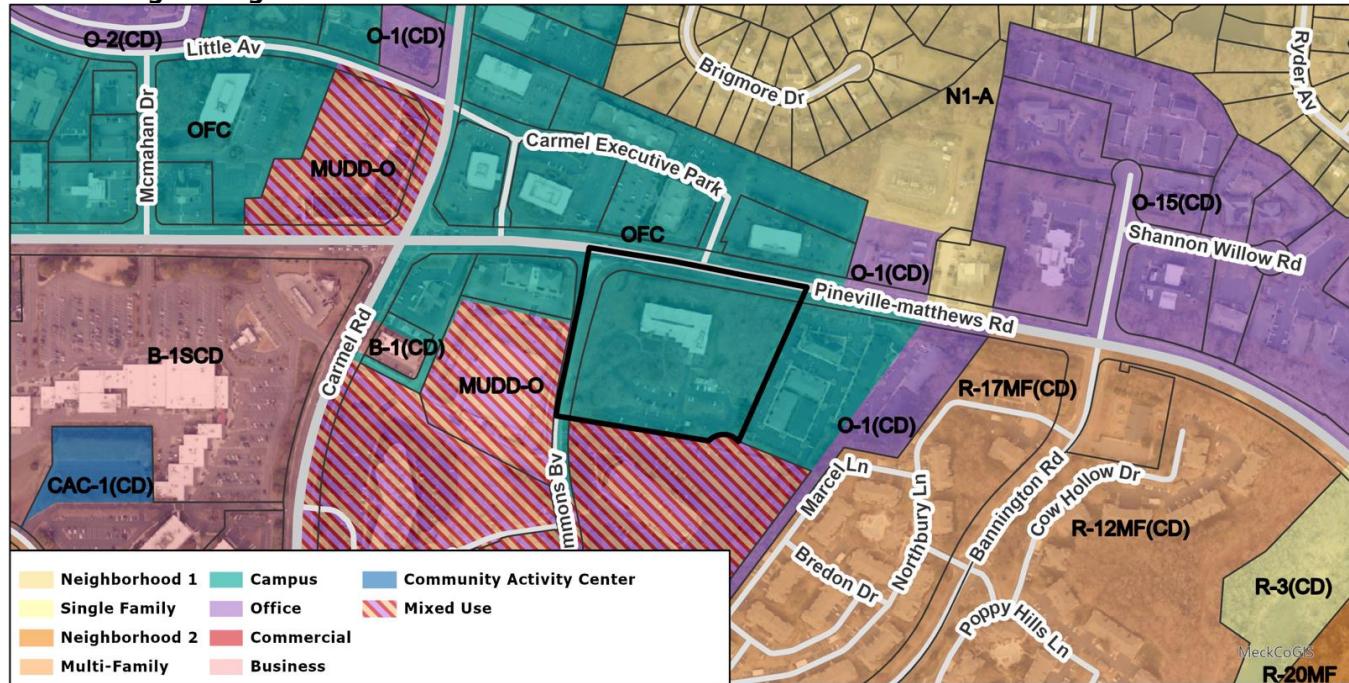
## PLANNING STAFF REVIEW

### • Proposed Request Details

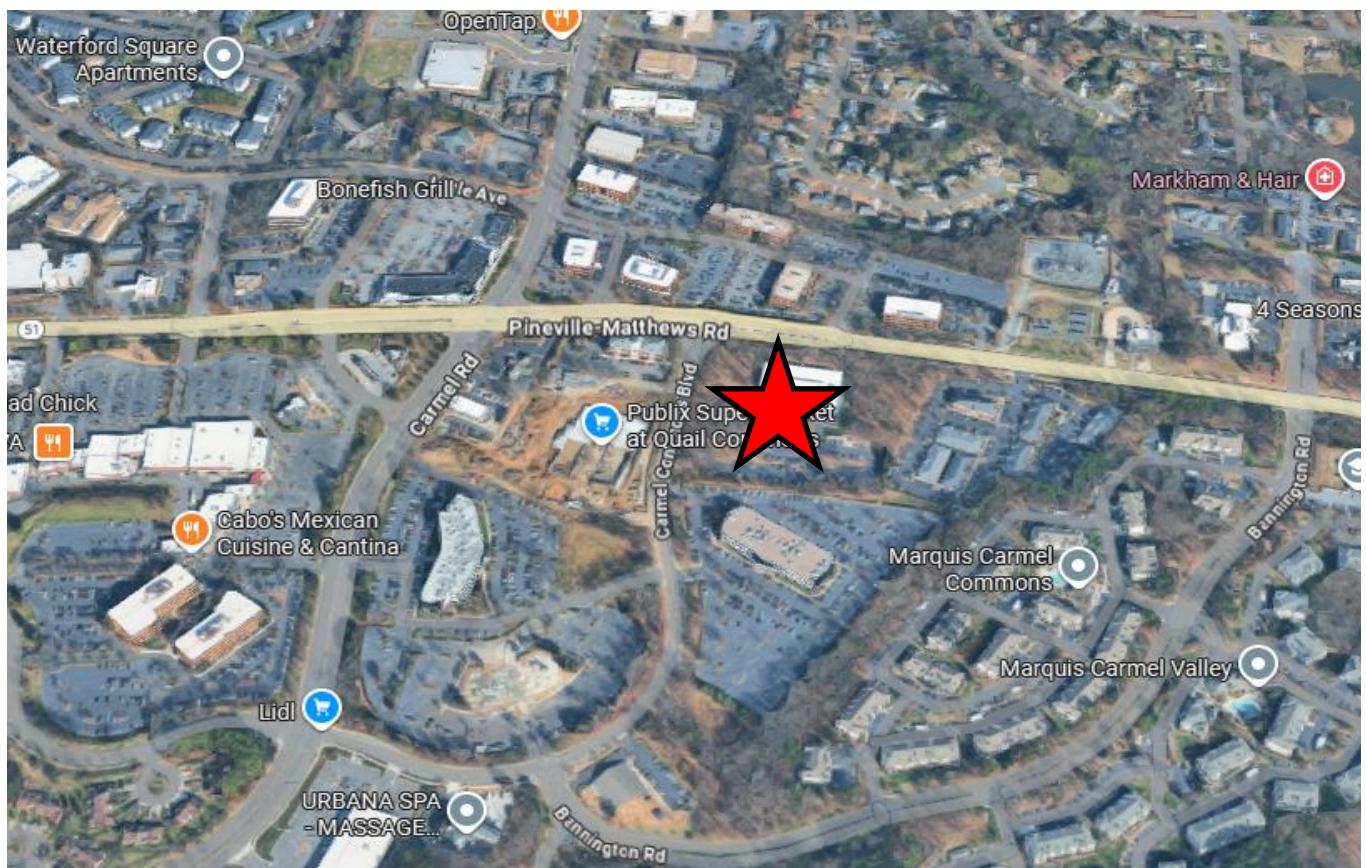
The site plan accompanying this petition contains the following provisions:

- Allows for 380 multifamily stacked dwelling units and 4,500 square feet of non-residential uses.
- Establishes building envelopes along the street frontages and property boundaries with vehicle parking in the center of the site.
- Identifies public and private open space areas between building envelopes around the perimeter of the site.
- Proposes one driveway off Carmel Commons Boulevard to access the parking area in the center of the site.
- Commits to an 8' planting strip and 12' multi-use path along Pineville-Matthews Road and 8' planting strip and 8' sidewalk along Carmel Commons Boulevard.
- Illustrates pedestrian cross-access in the southeastern corner of the site to adjacent parcels.
- Limits building height to 80' or 120' with bonus provisions.
- Provides a menu of possible open space components. The petitioner commits to implementing a minimum of four open space enhancements.

### • Existing Zoning



- The site and properties to the north and east are zoned OFC (Office Flex Campus). The properties to the south and west of the are zoned MUDD-O (Mixed-Use Development District-Optional).



The site, marked by a red star, is developed with an office building and surrounded by office uses to the north, east, and south. Office and commercial uses are to the east of the site across Carmel Commons Boulevard.



Street view of the existing office building on site as seen from Carmel Commons Boulevard.



Street view of office uses to the north of the site across Pineville-Matthews Road.



Street view of office uses to the east of the site along Pineville-Matthews Road.

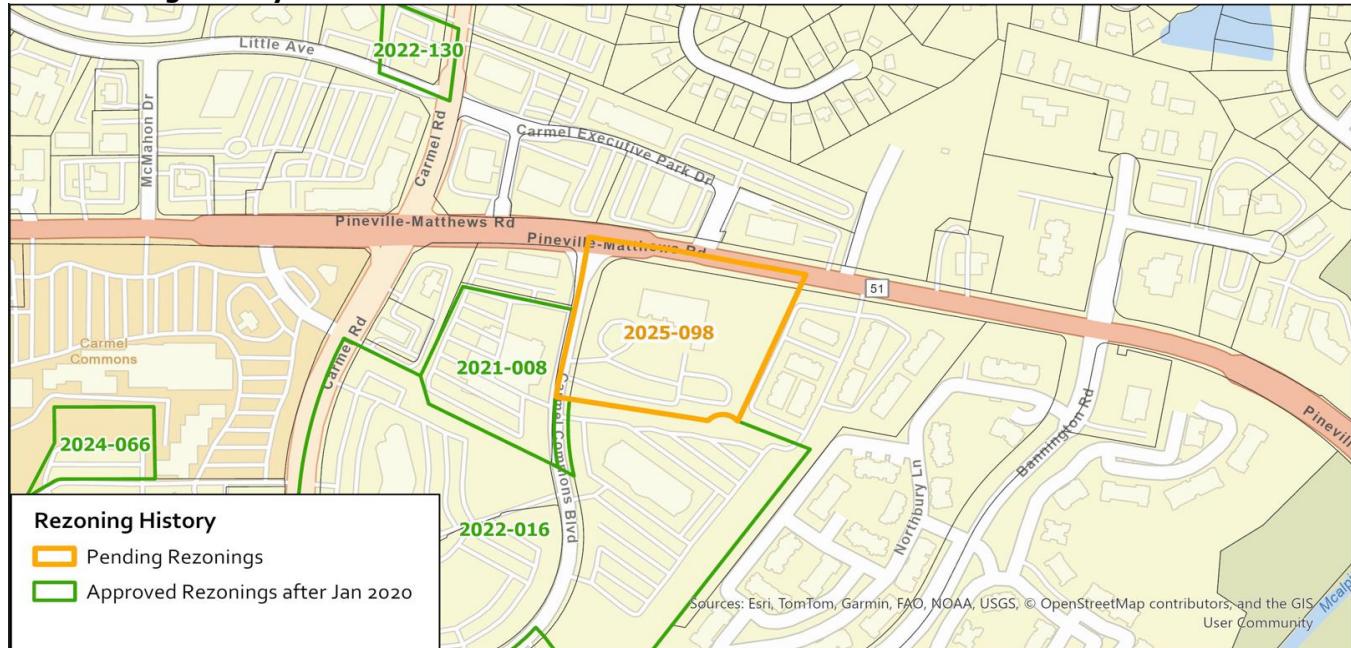


Street view of office uses to the south of the site along Carmel Commons Boulevard.



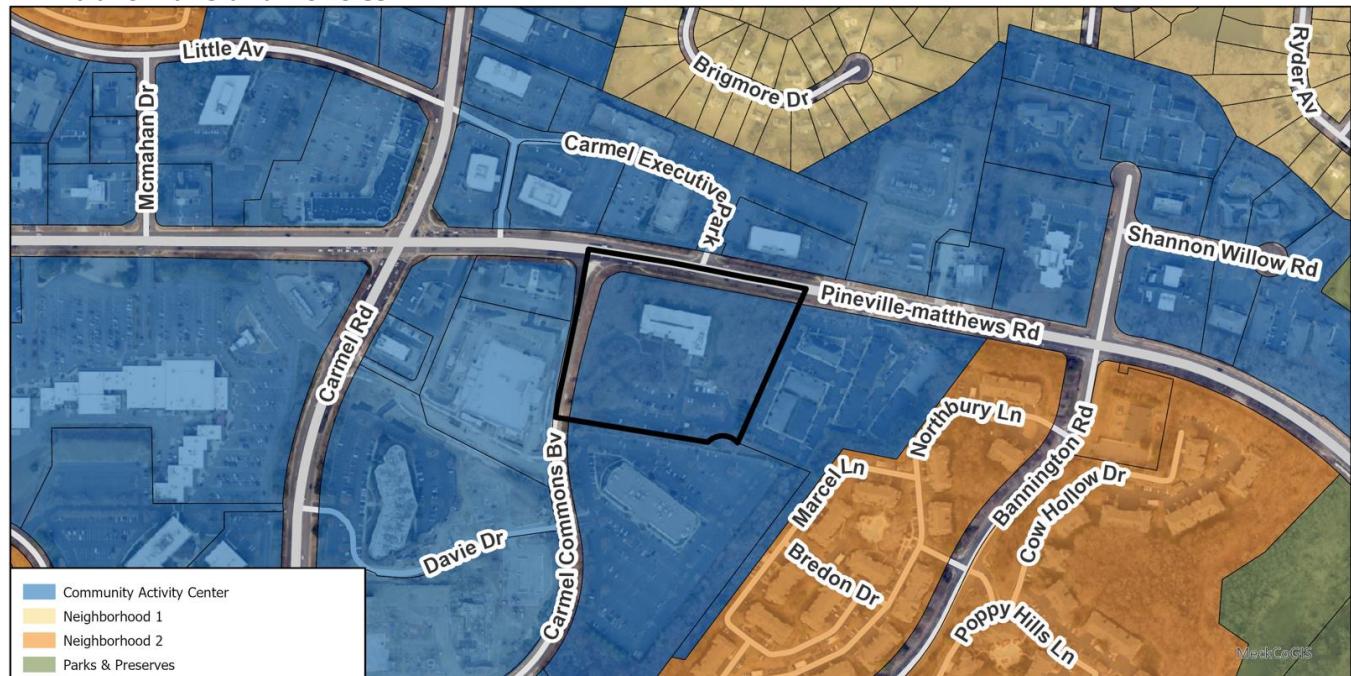
Street view of office and commercial uses to the west of the across Carmel Commons Boulevard.

- **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2024-066	Request to rezone 1.98 acres to CAC-1(CD) (Community Activity Center 1, Conditional) to allow 38 multi-family attached dwelling units.	Approved
2022-130	Request to rezone 1.04 acres to allow 20,000 square feet of uses permitted in the O-1 (Office) district.	Approved
2022-016	Request to rezone 25.91 acres to MUDD-O (Mixed-Use Development District-Optional) to allow redevelopment of a site with 75,517 square feet of office uses, 10,000 square feet of retail uses, and 360 multi-family dwelling units.	Approved
2021-008	Request to rezone 4.41 acres to MUDD-O (Mixed-Use Development District-Optional) to allow 55,000 square feet of non-residential uses.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Community Activity Center Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located at the intersection of Carmel Commons Boulevard, a City-maintained major collector, and Pineville-Matthews Road, a State-maintained major arterial. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 2,207 daily trips, this will trigger a Tier 3 multimodal assessment and Tier 3 transportation demand management (TDM) assessment. Site plan revisions are needed to commit to cross access to adjacent properties in accordance with UDO article 31.2.

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 590 trips per day (based on 45,984 SF general office).

Entitlement: 590 trips per day (based on 45,984 SF general office).

Proposed Zoning: 2,207 trips per day (based on 380 multi-family dwelling units and 4,500 SF of retail).

## 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 comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** This development may add 131 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:
    - Endhaven Elementary from 123% to 134%
    - Quail Hollow Middle from 102% to 104%
    - Ballantyne High from 78% to 80%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Carmel Commons Blvd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Carmel Commons Blvd. See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry / City Arborist:** No outstanding issues.

## OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Transportation

1. Revise site plan to commit to cross access stubs to both adjacent properties per UDO article 31.2. The connections will need to be a vehicular and cannot remain as pedestrian only. **The UDO requires cross access to parcels to the east and south.** **ADDRESSED**

Site and Building Design

2. ~~Label location of non-residential uses on site plan. This should be located along a public street frontage.~~ **ADDRESSED**
3. Remove the sunset clause for the non-residential uses. **OUTSTANDING**

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

**Planner:** Joe Mangum (704) 353-1908