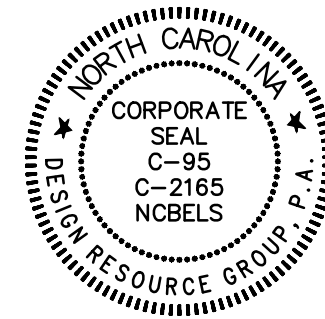




REZONING PETITION
FOR PUBLIC HEARING
2025-098

REZONING DOCUMENTS

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

SCHEMATIC
SITE PLAN

20 0 20 40
SCALE: 1" = 40'

PROJECT #: 914-005
DRAWN BY: SG
CHECKED BY: BG

AUGUST 8, 2025

REVISIONS:
1 10/13/2025 PER STAFF COMMENTS
2 11/20/2025 PER STAFF COMMENTS

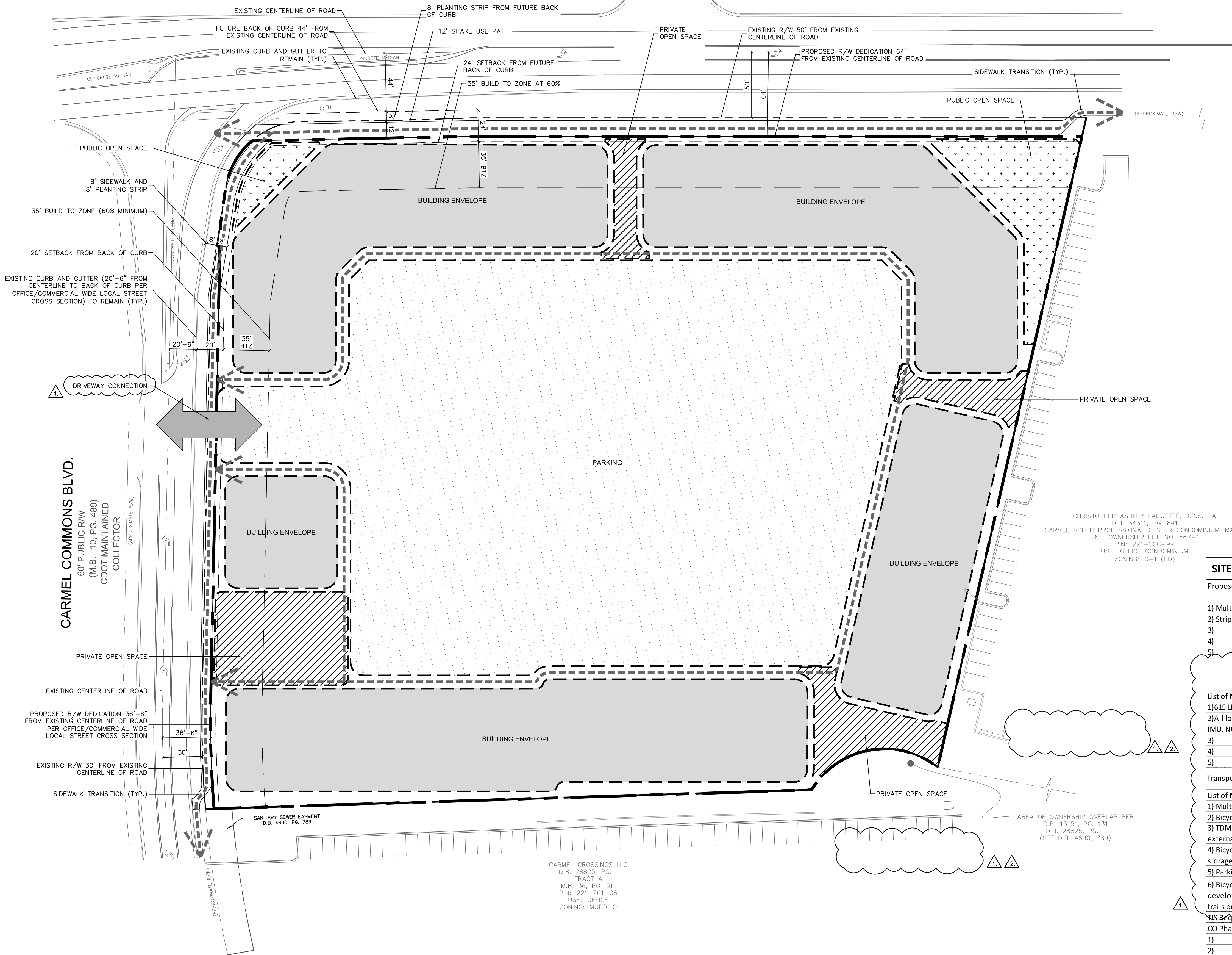
RZ1.00

PINEVILLE-MATTHEWS RD. (N.C. HIGHWAY 51)

NCDOT MAINTAINED
100' PUBLIC R/W
(M.B. 19, PG. 489)

6+ BOULEVARD PER CLT STREETS MAP

(APPROXIMATE R/W)



SITE DATA	
TAX MAP NO:	22120111
MUNICIPALITY:	CITY OF CHARLOTTE
EXISTING SITE AREA:	7.09 ACRES (308,904 SF)
EXISTING ZONING:	O-1 (CD)
PROPOSED ZONING:	CAC-1 (CD)
PROPOSED USE:	MIXED (APARTMENTS/NON-RESIDENTIAL)
PROPOSED UNITS:	UP TO 380
PROPOSED COMMERCIAL/ NON-RESIDENTIAL USES:	4,000 SF MINIMUM / 4,500 SF MAXIMUM
MAXIMUM BUILDING HEIGHT:	80' (120' WITH BONUS)
PROPOSED BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
FRONT SETBACK:	24' FROM FUTURE BACK OF CURB
PINEVILLE MATTHEWS ROAD:	20' FROM BACK OF CURB
CARMEL COMMONS BOULEVARD:	0-35' (FROM SETBACK)
BUILD TO ZONE:	
GREEN AREA REQUIRED:	15%
GREEN AREA PROVIDED:	PER ORDINANCE REQUIREMENTS
OPEN SPACE REQUIRED:	10%
OPEN SPACE PROVIDED:	PER ORDINANCE REQUIREMENTS

SITE DEVELOPMENT DATA - COMPREHENSIVE TRANSPORTATION REVIEW SUMMARY

Proposed Trip Generation		
Land Uses	Density	Daily Trips/Peak Hour Trips
1) Multi-Family (Mid-Rise) [221]	380	1766 Daily/ 156 AM/ 149 PM
2) Strip Retail [822]	4,000	218 Daily/9 AM/26 PM
3)		
4)		
5)		
Total:		1984 Daily/ 165 AM/ 175 PM

Multimodal Mitigation	Tier:	3
	Required Points:	14

List of Mitigations:

- 1) 615 LF Shared Use Path along Pineville Matthews Road = 12 points
- 2) All loading and solid waste pickup within the site (zoning districts IC-2, IMU, NC, CAC-1, CAC-2, RAC, UE, UC, TOD-CC, TOD-NC) = 14 points
- 3)
- 4)
- 5)

Transportation Demand Management Mitigation	Tier:	3
	Required Points:	6

List of Mitigations: Project may utilize options listed below to meet 6 required points

- 1) Multimodal Infrastructure - Completion of required Multimodal Assessment (MA) improvements = 1 point
- 2) Bicycle Parking - Provide secure long-term bicycle spaces at a rate of 1 per 20 dwelling units = 1 point
- 3) TDM Wayfinding - Provide TDM supportive wayfinding/signage at key locations internally and externally to site and area-related multimodal transportation options and amenities = 1 point
- 4) Bicycle Repair Station - Provide a bicycle repair station on-site in a covered area such as a bicycle storage room or garage with tools and supplies necessary perform basic maintenance = 1 point
- 5) Parking Supply - Provide < 75% of maximum allowed parking per land use = 1 point
- 6) Bicycle Facilities - Construct Streets Map designated bicycle facility along the development frontage (including ordinance requirements) and/or off-street trails or crossing treatments that encourage bicycling to and from the site = 3 points

TIS Required Yes/No: No

CO Phasing (list CO phasing of CTR mitigations and/or TIS improvements if applicable):

1)
2)
3)
4)
5)

LEGEND

AS - AUTO SPRINKLER
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
EB - ELECTRIC BOX
EIR - EXISTING IRON ROD
EU - END UNKNOWN
FB - FIBER OPTIC BOX
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
GDP - GUARD POST
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
MBX - MAILBOX
M.B. - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCHMARK
TERR - TERRACOTTA PIPE
TPED - TELEPHONE PEDESTAL
TMH - TELEPHONE MANHOLE
WB - WATER BOX
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE
YI - YARD INLET

LINE LEGEND

FENCE
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
POWER LINE
POWER LINE (UNDERGROUND)
WOOD FENCE

TREE LEGEND

BRAD - BRADFORD PEAR TREE
CRP - CRAPE MYRTLE TREE
OAK - OAK TREE
NOTE: SEE NOTE #7 IN "NOTES" SECTION REGARDING TREE DIAMETER MEASUREMENTS.

GPS STATEMENT

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. GPS CONTROL SHOWN HEREON WAS SET BY USE OF THE NORTH CAROLINA REAL TIME NETWORK UTILIZING NAD83(2011) HORIZONTAL DATUM AND NAVD83 VERTICAL DATUM.
INSTRUMENT USED: CARLSON BRX7
METHOD USED: REAL TIME KINEMATIC
COMBINED SCALE FACTOR: 1.0000000000
FIELD WORK WAS COMPLETED ON 07/10/2025

ZONING DISCLAIMER

SUBJECT PROPERTY ZONED: OFC (OFFICE FLEX CAMPUS)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-2569.

UNDERGROUND UTILITY DISCLAIMER

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION. SEE UTILITIES CONTACT INFORMATION NOTE.

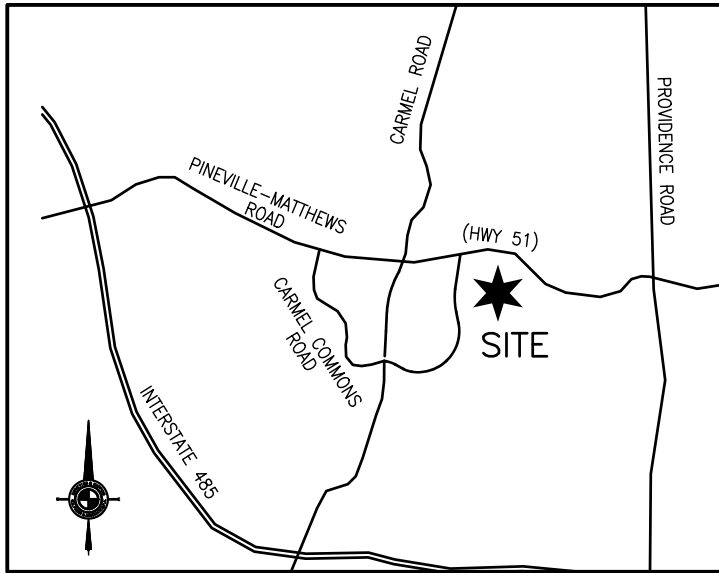
UTILITY CONTACT INFORMATION

POWER:
DUKE ENERGY: (800) 777-9898
TELEPHONE:
AT&T: (888) 757-6500
WATER & SEWER:
CHARLOTTE WATER: (704) 336-2564
GAS:
PIEDMONT NATURAL GAS CO.: (800) 752-7504
CABLE TELEVISION:
SPECTRUM: (800) 892-2253
NC ONE CALL:
811 (CALL BEFORE YOU DIG)

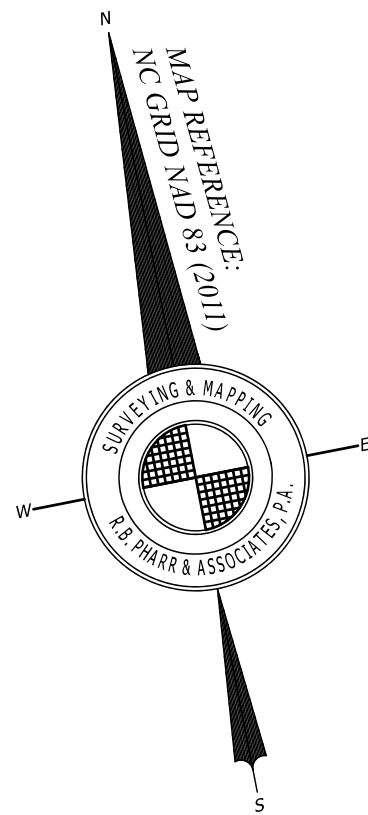
PINEVILLE-MATTHEWS ROAD

N.C. HIGHWAY 51

100' PUBLIC RIGHT-OF-WAY
(M.B. 19, PG. 489)



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	793.31'	79.98'	N 09°14'17" E	79.95'
C2	60.00'	83.31'	N 58°59'06" E	76.78'
C3	3175.61'	127.24'	S 80°09'23" E	127.23'
C4	65.00'	109.98'	N 89°04'35" W	97.32'

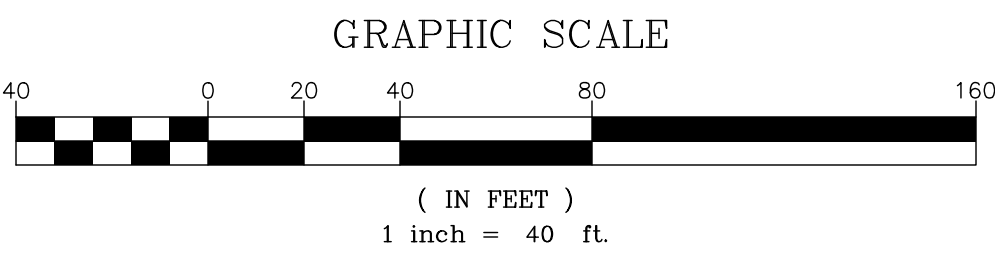
CHRISTOPHER ASHLEY FAUCETTE, D.D.S. PA
D.B. 34311, PG. 841
CARMEI SOUTH PROFESSIONAL CENTER CONDOMINIUM-MAP 1
UNIT OWNERSHIP FILE NO. 667-1
PIN: 221-206-99

NOTES

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
- PINEVILLE-MATTHEWS ROAD IS SHOWN AS A "6'-0" BOULEVARD, SHARED USE PATH" ON THE CHARLOTTE STREETS MAP, ADOPTED 8/22/22, AMENDED JUNE 2025 AND MAY BE SUBJECT TO A DISTANCE OF 44' FROM CENTERLINE TO FUTURE BACK OF CURB, AN 8' PLANTING STRIP, AND A 12' SIDEWALK/SHARED USE PATH WIDTH, AS DETERMINED BY THE CDOT. PER CHARLOTTE UDO (ADOPTED 8/22/22), TABLE 33-1, IF BUILDING IS TWO FEET OR MORE BEHIND THE REQUIRED SHARED-USE PATH, THE RIGHT-OF-WAY SHALL BE INCREASED BY TWO (2) FEET OR SHALL BE PUT IN A SIDEWALK UTILITY EASEMENT (SUE).
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- ELEVATIONS ARE BASED OFF NAVD83, SEE GPS STATEMENT AND TEMPORARY BENCHMARKS AS SHOWN HEREON.
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM R.B. PHARR & ASSOCIATES, P.A. JOB NO. 96099, DATED: 03/05/25. IMPROVEMENTS ON THIS PROPERTY MAY EXIST THAT ARE NOT SHOWN HEREON.
- TREE DIAMETERS SHOWN FOR CRAPE MYRTLES ALONG THE EASTERN MARGIN OF THE CARMEI COMMONS BOULEVARD RIGHT OF WAY ADJOINING THE SUBJECT PROPERTY ARE AGGREGATED. THESE CRAPE MYRTLES ARE ALL MULTIPLE STEM TREES. THE TREE DIAMETER WAS MEASURED AT 4.5' ABOVE GROUND (DIAMETER BREST HEIGHT) AND AGGREGATED. ALL OTHER TREES DIAMETERS SHOWN HEREON ARE SINGLE STEM TREES MEASURED AT DIAMETER BREST HEIGHT.
- THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING TREES 3" OR GREATER WITHIN THE EASTERN MARGIN OF THE ROAD RIGHT OF WAY FOR CARMEI COMMONS BOULEVARD ADJOINING THE SUBJECT PROPERTY, AND THE SOUTHERN MARGIN OF THE ROAD RIGHT OF WAY ADJOINING PINEVILLE-MATTHEWS ROAD (N.C. HIGHWAY 51).



REVISIONS				PARTIAL TREE SURVEY PREPARED FOR:			
				TC MIDATLANTIC DEVELOPMENT V, INC.			
				11530 CARMEI COMMONS BOULEVARD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 13151-131 TAX PARCEL NO: 221-201-11			
				R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-1471			
CREW:	TKM	DRAWN:	KMM	DATE:	OCTOBER 15, 2025	JOB NO.	969992



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 3710444900K; ZONE X

THIS IS TO CERTIFY THAT ON THE 15TH DAY OF OCTOBER 2025, THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT NO BOUNDARY WAS PERFORMED IN ITS PREPARATION. THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF TREES LOCATED ON A PORTION OF THE PROPERTY AND ADJOINING RIGHT OF WAYS ONLY, AND IT DOES NOT MEET THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (2) NCAC 56, AND IS NOT INTENDED TO BE USED FOR RECORDATION, CONVEYANCES, OR SALES, HOWEVER THE POSITIONAL AND VERTICAL ACCURACY OF THE TREES SHOWN ARE RELIABLE AND MEET THE ACCURACY STANDARDS OF THE AFORESAID STANDARDS OF PRACTICE.

SIGNED **PRELIMINARY**

