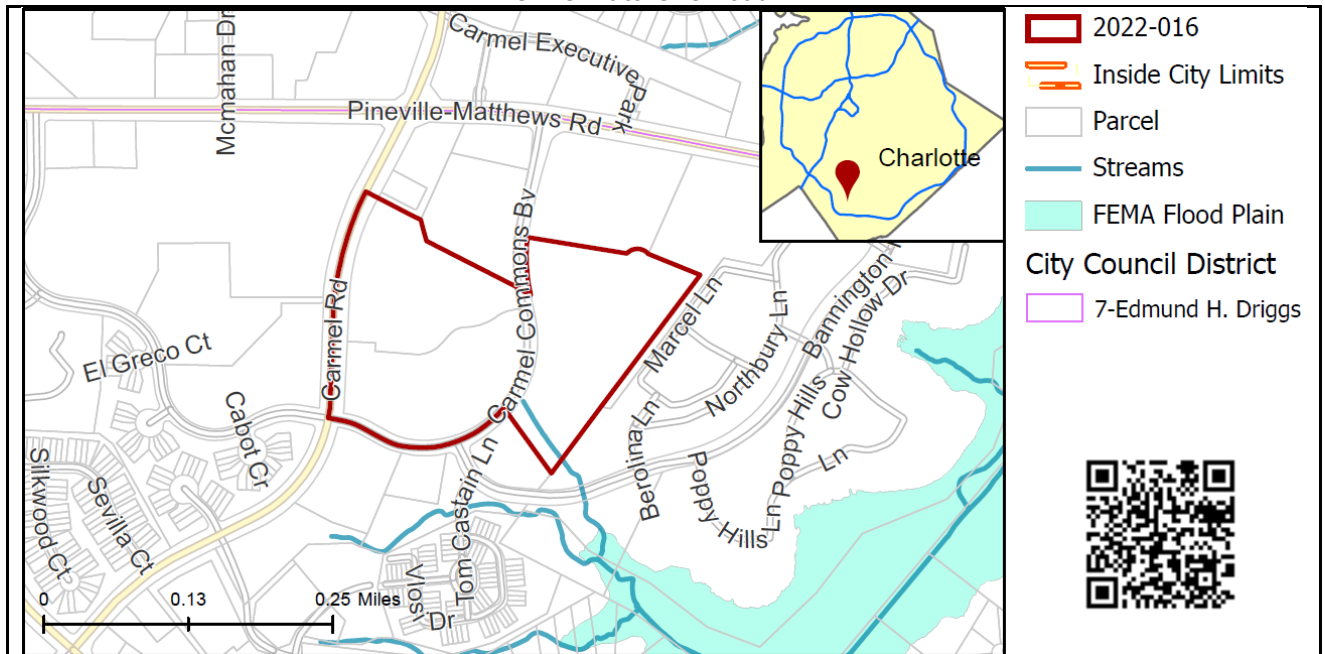


## REQUEST

Current Zoning: O-1 (office)  
Proposed Zoning: MUDD-O (mixed use development district, optional)

## LOCATION

Approximately 25.91 acres located on the east and west side of Carmel Commons Boulevard and east side of Carmel Road, south of Pineville-Matthews Road.



## SUMMARY OF PETITION

The petition proposes redevelopment of parking and underutilized space around 281,483 square feet of existing office buildings with 4,700 sqft of retail uses, 10,000 sqft of medical office, 360 multi-family dwellings and either 75,517 square feet of existing office and 10,000 of retail uses or an additional 360 multi-family units in the Carmel Commons community activity center.

## PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE

Carmel Crossing, LLC  
Vision Properties  
Collin Brown, Alexander Ricks, PLLC

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 4

## STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issue related to site and building design and technical revisions related to site and building design and land use.

### Plan Consistency

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

### Rationale for Recommendation

- The site is developed with office uses and surface parking lots.

- The site is in a community activity center which are areas for a mixed-use development in a pedestrian-oriented environment with open space as a key feature.
- The petition will introduce a mix of uses to the site including commercial, EDEE and multi-family uses.
- Improves pedestrian and vehicular connectivity through the site by modifying parking and existing drive aisles to create a new street from Carmel Rd, across Carmel Commons Bv. to the eastern property line.
- Orients new buildings to streets.
- Provides minimum of 41,780 sqft of designated urban open space throughout the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10-Mintue Neighborhoods
  - 5: Safe & Equitable Mobility
  - 6: Healthy, Safe & Active Communities
  - 7: Integrated Natural & Built Environments
  - 8: Diverse & Resilient Economic Opportunity
  - 9: Retain Our Identity & Charm

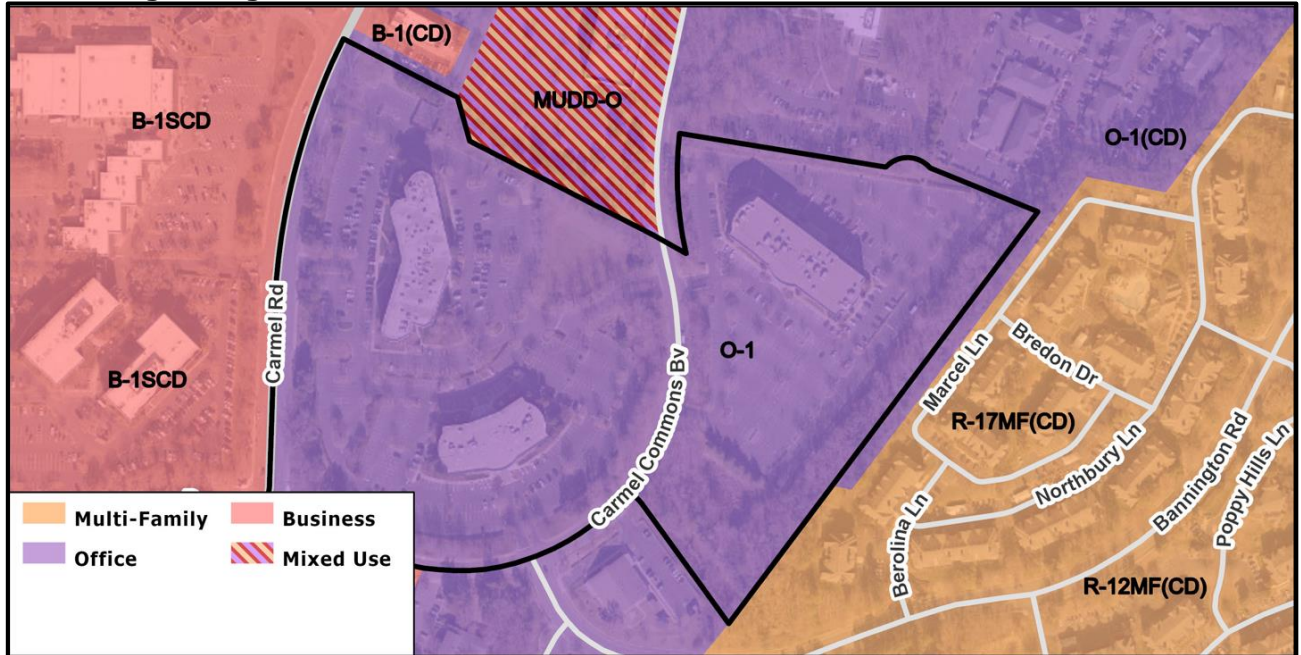
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Splits the site into 3 development areas (A west and northern portion, B southeast portion and C southern portion of the site).
  - Area A: Up to 282,483 sqft of existing office uses and up to 10,000 sqft of medical office, 4,700 sqft of retail uses (use with accessory drive through limited to a 4,700 sqft building).
  - Area B: up to 360 multi-family dwellings.
  - Area C: Up to 74,517 sqft of existing office uses and 10,000 sqft of retail uses or 360 multi-family units (resulting in a possible total of 720 dwelling units).
- Specifically prohibits car washes, gas stations with or without convenience store, automobile service stations, and single story self-storage facility.
- Maximum building height of 85 ft.
- Request optional provisions to allow:
  - Parking and maneuvering between buildings and streets in Areas A and/or C. (New buildings will be oriented to Carmel Rd and Carmel Commons Bv.)
  - Existing office buildings to remain and allow for minor façade changes
  - One accessory drive-through service window in Area A.
  - Allow deviations from typical streetscape along select areas of Carmel Rd. and Carmel Commons Bv. frontages to preserve mature existing trees to be coordinated with CDOT and Urban Forestry during permitting.
  - Allow tenants at Parcel 22120202 (future possible Publix site), north of Development Area A to use a proposed ground sign (150 sqft and 15 ft height per sign standards for retail centers) located at the intersection of Carmel Commons Bv. and Carmel Rd. as part of a master sign plan between the two developments.
- Access to the site via future street along the northern edge of the site (to be constructed per rezoning for proposed Publix north of site). A new east/west street through the site connecting Carmel Rd., across Carmel Commons Bv. to the eastern property line, an existing drive on Carmel Commons Bv. across from Bannington Rd. and a drive at Area B to Carmel Commons Bv.
- Constructs a buffered bike lane, 8 ft planting strip and 8 ft sidewalk on Carmel Rd., 8 ft planting strip and 6 ft sidewalk on Carmel Commons Bv.
- Provides transportation improvements off-site per TIS including installation of a traffic signal at Pineville Matthews Rd and Bannington Rd., turn lanes at Carmel Commons Bv and existing drive and restripe eastbound leg of Carmel Park access to allow for combined thru-left and separate right turn lane.
- Architectural design standards for new buildings related to building orientation, exterior building materials, windows and blank walls. Architectural design standards for Area B related to exterior building materials, blank walls, roof design, modulation, raised entrances and screening.
- Specifies that if a structured parking is constructed in Area B it shall be fully wrapped with ground floor activation where there is frontage on a public road.
- Provides a minimum of 41,780 sqft of urban open spaces with amenities including but not limited to benches, tables, umbrellas, enhanced landscaping, public art and/or fountains.

• **Existing Zoning**



The site is in an area with a mix of non-residential zoning including O-1, O-1(CD) (office, conditional), B-1SCD (business shopping center), B-1(CD) (neighborhood business, conditional), and MUDD-O (mixed use development, optional) There is R-17MF(CD) and R-12MF(CD) (multi-family residential, conditional) east of the site.

Existing Zoning	Translated Zoning	Recommended Place Type
O-1 (office)	OFC (office flex campus)	Community Activity Center



The site, indicated by the red stars above, is located across Carmel Road from the Carmel Commons shopping center. There are commercial uses primarily to the west and north, office uses to the north and south and multi-family to the east of the site.





The site is currently developed with 3 office buildings surrounded by supporting surface parking.



North of the site is an automotive service and repair shop, a vacant office building rezoned for a grocery store (planned Publix) and an office/broadcasting studio.



East of the site are apartments accessed from Bannington Road.



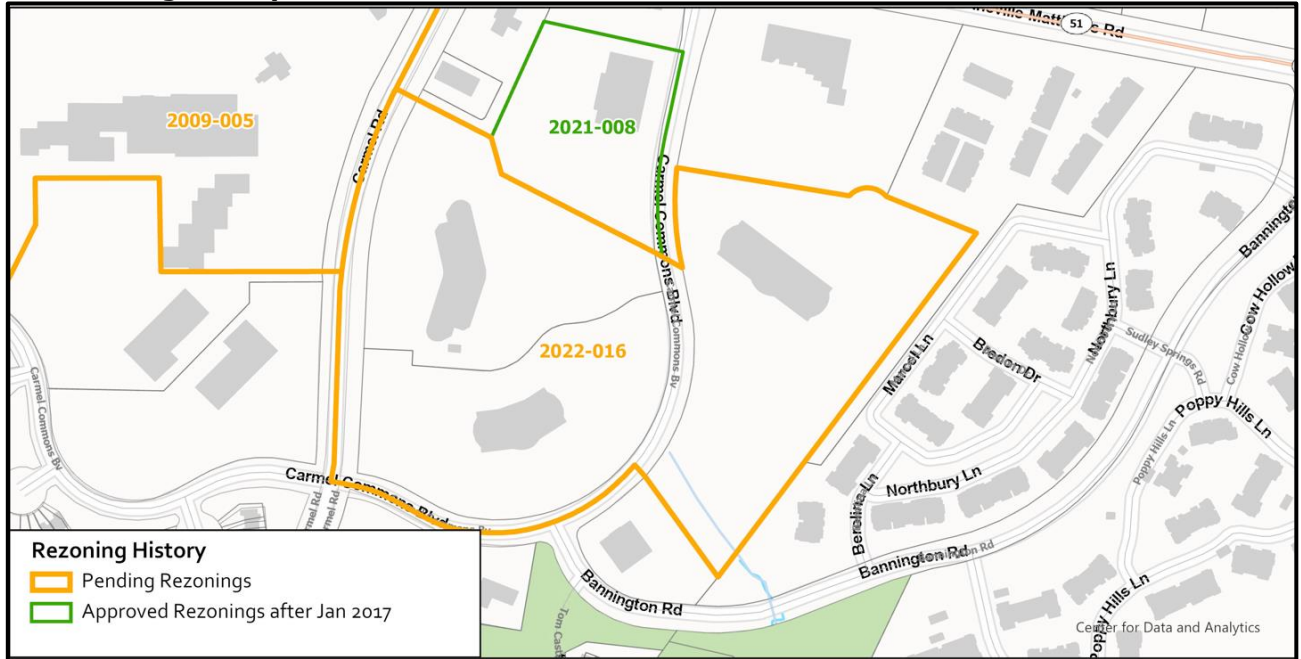
South of the site, across Carmel Commons Boulevard is a grocery store, personal service and day care use.



West of the site, across Carmel Road, are commercial uses in the Carmel Commons Shopping Center and office uses.

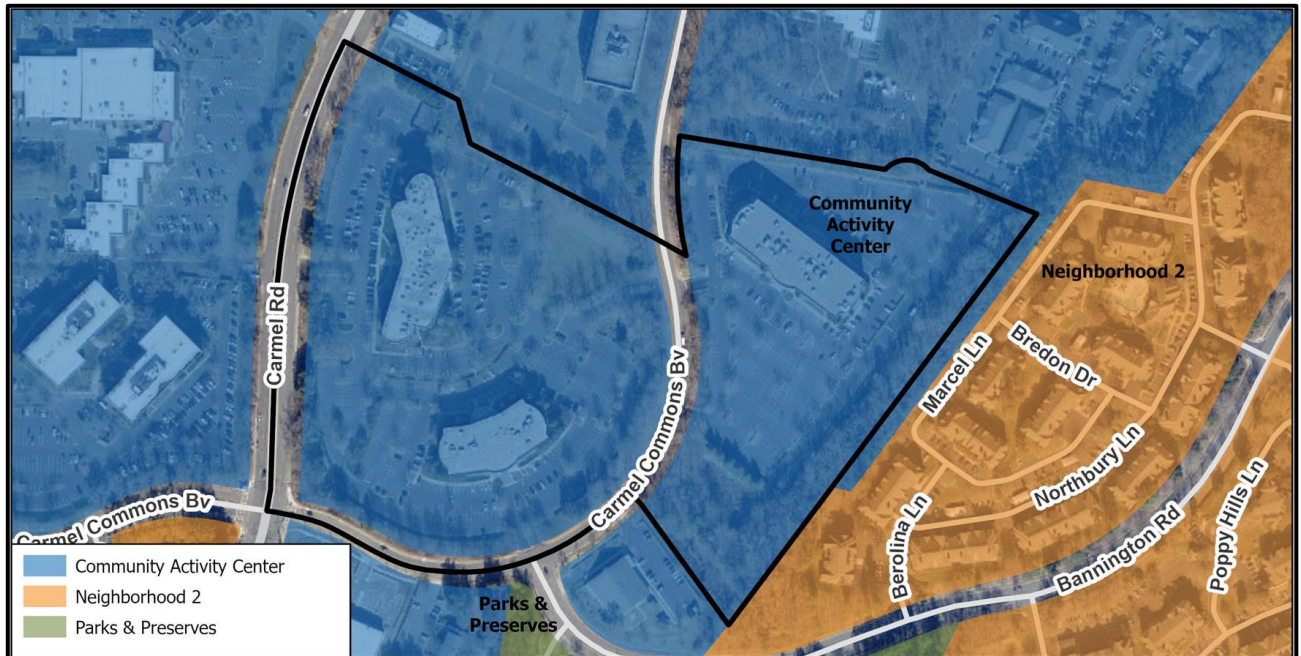


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2009-005	Proposes to rezone 21.75 acres to expand an existing shopping center from 146,210 square feet to 219,710 square feet.	Indefinite deferral (Pending)
2021-008	Rezoned 4.41 acres to allow up to 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 for the site.

- **TRANSPORTATION SUMMARY**

- The site is located between Carmel Commons Boulevard, a city-maintained minor collector, and Carmel Road, a city-maintained, major thoroughfare, south of Pineville-Matthews Road, a state-maintained major thoroughfare. The petition is located south of the Publix at Carmel Commons, a Council Approved Rezoning Petition RZP-2021-008 with a Traffic Impact Study (TIS). A TIS is needed for this site and was approved on 7/20/22. Transportation improvements outlined in the TIS include site access and turn lane improvements as well as construction of a new traffic signal at the intersection of Pineville-Matthews Road and Bannington Road. The Petitioner commits to meet ordinance requirements including, the construction of a public street within the multifamily site and the installation of pedestrian and bicycle facilities along the site's frontage in accordance with Chapter 19 of the City's Ordinance and the Council Approved Charlotte BIKES and Charlotte WALKS Plans. Conditional note revisions are needed and the outstanding items include, but are not limited to, committing to construct all transportation improvements prior to any C.O for the entire site.
- **Active Projects:**
- NC-51 Access Management
  - Park Road to Carmel Road
  - NCDOT TIP# U-6086
  - Construction FY 2023
  - PM: Kellie Crump  
<https://connect.ncdot.gov/resources/Materials/Lists/LCCAProjectList/DispForm.aspx?ID=234>

- **Transportation Considerations**

- See Outstanding Issues, Note 3.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 12,010 trips per day (based on 137,683 sqft of office).

Entitlement: 2,660 trips per day (based on 259,100 sqft of office).

Proposed Zoning: Option A: 7,420 trips per day (based on 360 dwellings, 10,000 sqft of medical office, 10,000 sqft of retail and 4,700 sqft of EDEE with drive through).

Option B: 7,330 trips per day (based on 720 dwellings, 10,000 sqft of medical office, 4,700 sqft of EDEE with drive through).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 107 students, while the development allowed under the proposed zoning may produce 248 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 141 students.
  - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
    - Endhaven Elementary from 106% to 126%
    - Quail Hollow Middle from 124% to 129%
    - South Mecklenburg High from 133% to 135%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 36-inch water distribution main located along Carmel Rd. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along the east of the parcel. No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **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 outstanding issues.
- **Stormwater Services Land Development Engineering:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)

- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry / City Arborist:** No outstanding issues.

**OUTSTANDING ISSUES**Site and Building Design

1. Amend the site plan to indicate possible areas of surface parking between building and streets in Area C and amend the optional provision for parking and maneuvering to include the area(s) where the option will be applicable.
2. Provide a minimum urban open space per development area in the Open space notes to match what is shown on the site plan.

Transportation

3. Revise the conditional notes by removing conditional note V.k. and replaced with a site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed.

**REQUESTED TECHNICAL REVISIONS**Land Use

4. Amend site data, data table and note IV. i. 2. for Area A's medical office to say 10,000 sqft medical or general office use and delete note IV. 4. c.

Site and Building Design

5. Amend the minimum total square footage of urban open space in Note VII a. to match the site data.

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**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** John Kinley (704) 336-8311