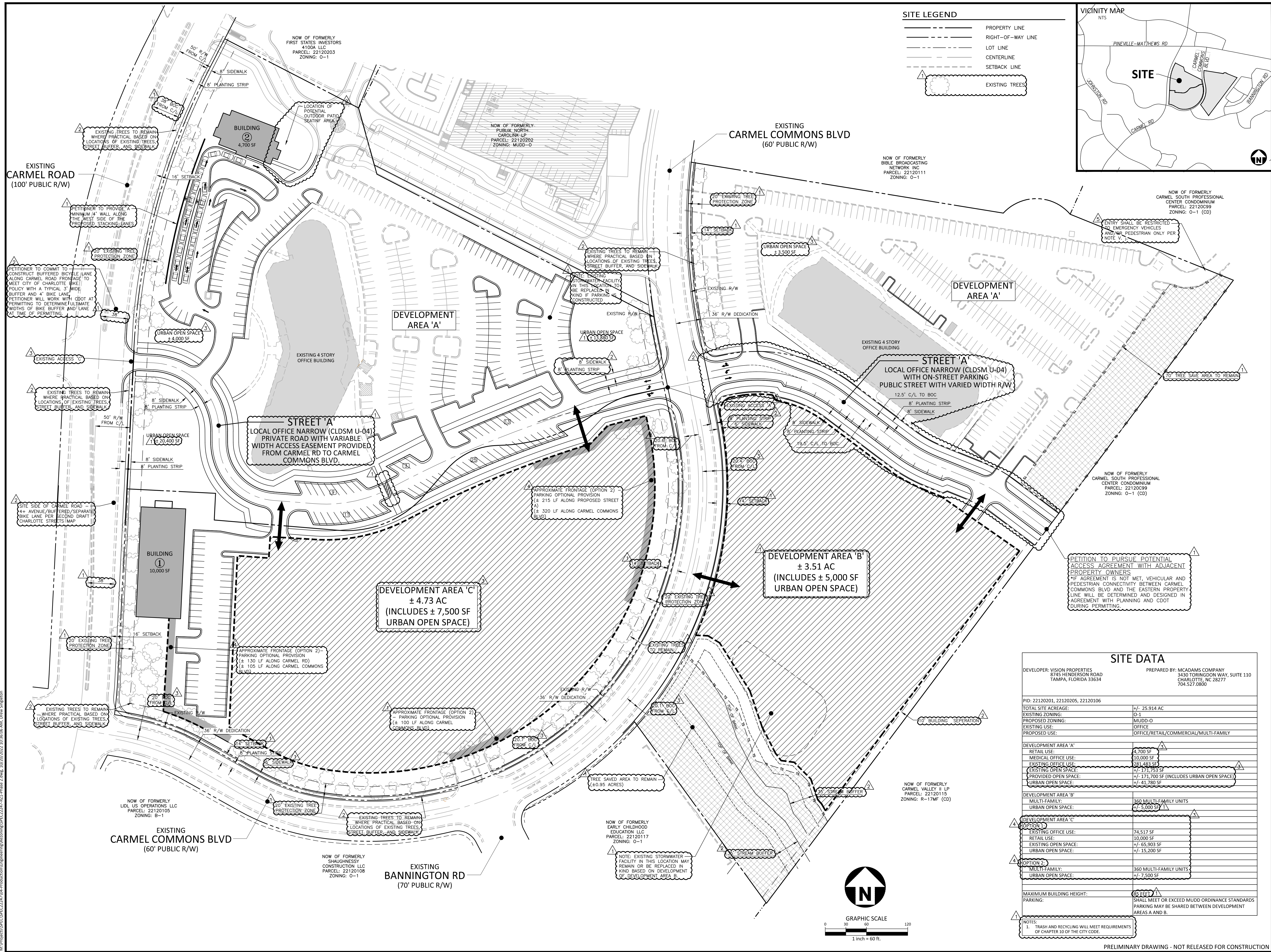




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WILL BERTOLERO
DIVISION PROPERTIES
8745 HENDERSON ROAD
TAMPA, FLORIDA 33634

CARMEL ROAD MIXED USE
REZONING PETITION # 2022-016
CARMEL ROAD & CARMEL COMMONS BLVD
CHARLOTTE, NORTH CAROLINA 28226



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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VISION PROPERTIES

REZONING PETITION NO. 2022-016

10/20/2022

Site Development Data:

- Acreage: +/- 25.914 acres
- Tax Parcels: 221-202-05, 221-202-01, and 221-201-06
- Existing Zoning: O-1
- Proposed Zoning: MUDD-O
- Existing Uses: Office
- Proposed Uses: Office/Retail/Commercial/Multi-Family Residential
- Maximum Development:
 - Development Area A:
 - 4,700 gross square feet of retail uses;
 - 10,000 square feet of medical office or other office uses; and
 - 281,483 square feet of existing office uses
 - Development Area B:
 - 360 multi-family residential units
 - Development Area C:
 - OPTION 1:
 - 74,517 square feet of existing office uses; and
 - 10,000 square feet of retail uses
 - OPTION 2 (in the alternative):
 - 360 multi-family residential units
- Maximum Building Height: Eighty-Five (85) feet
- Parking: Shall meet or exceed MUDD Ordinance Standards. Parking may be shared between Development Areas A, B, and C.

I. General Provisions

- Site Description.** These development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Vision Properties ("Petitioner") to accommodate development of a mixed use development, including the preservation of existing office buildings, on an approximately 25.914-acre property located at 6701 Carmel Road, 11301 and 11440 Carmel Commons Boulevard, more particularly described as Mecklenburg Tax Parcel Number 221-202-05, 221-202-01, and 221-201-06 (the "Site").
- Intent.** This Rezoning is intended to accommodate development on the Site in a manner consistent with the objectives set forth in the South District Plan. Development on the Site is intended to include the preservation of existing office buildings and addition of commercial, multi-family residential, medical office, and retail uses within walking distance of other Carmel Commons area amenities. The Petitioner seeks to develop the Site in a manner that is consistent with the future vision for the area, resulting in a well-designed, quality experience for nearby residents, employees, and visitors, as well as the larger community.
- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- Graphics and Alterations/Modifications.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations (if provided), building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations and renderings of the development matters and site elements. Therefore, there may be instances where minor modifications will be permitted without requiring the administrative amendment process per Section 6.207 of the Ordinance.

II. Optional Provisions

The following optional provisions are provided to accommodate deviations from the MUDD Ordinance standards:

- To allow parking and maneuvering areas between buildings and streets within Development Areas A and/or C, where generally depicted on the Rezoning Pan. For Area A and/or for Option 1 within Area C, the parking and maneuvering areas shall be as required to preserve the existing buildings. If, in the alternative, Option 2 is constructed within Area C (i.e., multi-family redevelopment rather than preserving existing office buildings), the parking and maneuvering area shall be limited to the general locations and linear feet calculations as presented on the Rezoning Plan for Area C.
- To allow existing office buildings to remain and allow for minor façade changes; and
- To allow one (1) accessory drive-through service window within Development Area A, as generally depicted on the Rezoning Plan.
- To allow deviations from the typical streetscape along select areas of the Site's Carmel Road and Carmel Commons Road frontages where reasonably necessary to preserve mature existing trees, to be further coordinated with CDOT and Urban Forestry once tree survey is completed during the permitting phase of development.
- To allow the tenants located at Parcel 22120202 to use the ground sign located at the intersection of Carmel Commons Blvd and Carmel Road as a part of a master sign plan between the two developments. The sign will be permitted a maximum of 150 square feet in area and 15' maximum in height (i.e., the dimensions as permitted for retail centers under the Ordinance. Petitioner is not requesting a deviation from the dimensional sign standards).

III. Permitted Uses

Subject to the Maximum Development provisions set forth under Section IV. below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:

- Car washes;
- Gas stations, with or without a convenience store; and/or
- Automobile service stations.

iv. Single story self storage facility

IV. Maximum Development

- The principal buildings on the Site may be developed with a maximum of:

- In Development Area A:
 - 4,700 square feet of retail uses contained in new buildings, including a maximum of one (1) accessory drive-thru window in a building that shall not exceed 4,700 square feet;
 - 10,000 square feet of new medical office or other office square footage; and
 - Approximately 281,483 square feet of existing office uses to remain in existing buildings.
- In Development Area B:
 - 360 multi-family residential units.
- In Development Area C:
 - OPTION 1:
 - 74,517 square feet of existing office uses; and

ii. 10,000 square feet of retail uses.

2. OPTION 2 (in the alternative)

i. 360 multi-family residential units.

Along with any incidental and/or accessory uses allowed in the MUDD zoning district.

- For purposes of the development limitations set forth in these Development Standards, the following items shall not be counted as part of the allowed gross floor area for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas (however, parking for outdoor dining areas will be provided as required by the Ordinance).

V. Transportation

- Access to the Site shall be as generally depicted on the Rezoning Plan. The exact number and location of vehicular access points will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. Petitioner, in its discretion may limit ingress and egress movements or restrict certain vehicular access points to one-way traffic if necessary.
- The alignment of street connections, vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT and NCDOT's final approval.
- Streetscape.
- All rights-of-way required by the Rezoning Plan shall be dedicated and conveyed in fee simple to the City of Charlotte by each related phase of development (Area A or Area B) before the associated Development Area's first building certificate of occupancy is issued. The right-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- Streetscape improvements on the applicable phase of development shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the related phase of development (Area A or Area B).
- An 8-foot planting strip, and 8-foot sidewalk shall be constructed on Carmel Road and an 8-foot planting strip, and 6-foot sidewalk shall be constructed on the site's Carmel Commons Boulevard frontage per Chapter 19 and Charlotte WALKS Policy.
- Petitioner shall construct bicycle facilities by locating the curb and gutter 38' from the Carmel Road centerline (center of the turn lane) to meet the City Charlotte BIKE Policy.
- Petitioner to pursue cross access agreement with adjacent property owners. If agreement is not met, vehicular and pedestrian connectivity between Carmel Road and Carmel Commons Blvd. will be determined and designed in agreement with planning and CDOT during permitting.

i. Petitioner shall provide a minimum driveway stem of 50-ft along proposed streets in accordance with CDOT's design standards.

ii. Petitioner shall restrict the northeastern connection to the existing office condominiums on parcel 221-20C-99 to emergency vehicles and/or pedestrian only restricted access (no full vehicular movement), as generally depicted on the Rezoning Plan, so long as all Zoning and Subdivision ordinance, fire code, and other regulatory requirements are satisfied.

k. Petitioner shall provide the following off-site transportation improvements per the traffic study, to be coordinated with CDOT during the permitting phase of development:

i. At the intersection of Pineville Matthews Road and Bannington Road (unsignalized):

1. Install a traffic signal.

ii. At the intersection of Carmel Commons Boulevard and Existing Access "A" (unsignalized):

1. Construct an eastbound left-turn lane with 100 feet of storage; and
2. Construct a westbound left-turn lane with 50 feet of storage.

iii. At the intersection of Carmel Road and Existing Access "C" (unsignalized):

1. Restripe the eastbound leg of Carmel Park Access to allow for a combined thru-left lane and a separate right turn lane with 100 feet of storage

i. All above improvements must be substantially completed prior to the issuance of the first certificate of occupancy for a new construction building.

i. "Substantial completion" shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT and NCDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT and/or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Design Guidelines

a. The three (3) existing office buildings shall remain, as generally depicted on the Rezoning Plan.

b. For All New Construction Buildings:

i. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:

- Buildings shall be placed so as to present a front or side façade to all streets.
- Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
- The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
- Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
- Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
- Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- Buildings should be a minimum height of 22'.

ii. Preferred Exterior Building Materials: all principal and accessory buildings abutting a network-required public or private street shall comprise a minimum of 60% of that building's entire façade facing such network street using brick, glass, decorative block, wood, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles, or other material approved by the Planning Director or its designee.

iii. New facades fronting public streets shall meet all MUDD activation standards.

iv. All new building entrances shall connect to parking areas and sidewalks along existing and proposed streets via a minimum five (5) foot wide pedestrian pathway or sidewalk.

c. Additional Standards for Multi-Family Residential Building(s) in Development Areas B and C (if applicable):

i. Prohibited Exterior Building Materials:

1. Vinyl siding (but not vinyl hand rails, windows or door trim)
2. Concrete Masonry Units not architecturally finished

ii. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

- Buildings shall be placed so as to present a front or side façade to all network required streets (public or private)
- Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities)
- Surface parking lots shall not be located between any building and any network required public or private street d. Driveways intended to serve single units shall be prohibited on all network required streets

iii. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

1. Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.

iv. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

1. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes
 2. The minimum ground floor height shall be 10 feet.
- v. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets
 2. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls

vi. Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from a public or private right of way or adjacent properties with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

vii. Structured Parking, if provided, shall be fully wrapped on all floors with ground floor activation (including ground floor residential units) where the building fronts a public road (primary frontage). A building shall be considered fully wrapped if it contains a minimum of 70% of the façade above ground floor along any primary frontage to be covered with occupiable building space a minimum of twenty (20) feet in depth. Sides of the building(s) where the façade does not front on a public road are not required to be wrapped or screened above MUDD Ordinance standards.

viii. Residential ground floor units will have entrances facing public streets, where grade allows a finished floor elevation that is a minimum of 12" to a maximum of 24" above or below the grade outside of the building. If stoops are provided they can be provided up to a height of 48" above avg. grade along units facing public streets.

d. Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback. Screening can include landscaping

e. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from all public or private streets.

VII. Open Space

a. The Petitioner shall provide a minimum of 54,280 square feet of urban open spaces, in the area(s) as generally depicted on the Rezoning Plan, which may include but shall not be limited to benches, tables, umbrellas, enhanced landscaping, decorative hardscaping, public art, and/or decorative fountains.

b. Required open space shall be calculated across the entire Site to meet individual Development Areas. Each Development Area (A, B, and C) does not need to separately satisfy the open space requirements for the associated parcel. Individual Areas shall have the following minimum open spaces: 41,780 for Development Area A, 5,000 for Development Area B, and 7,500 for Development Area C.

VIII. Environmental Features

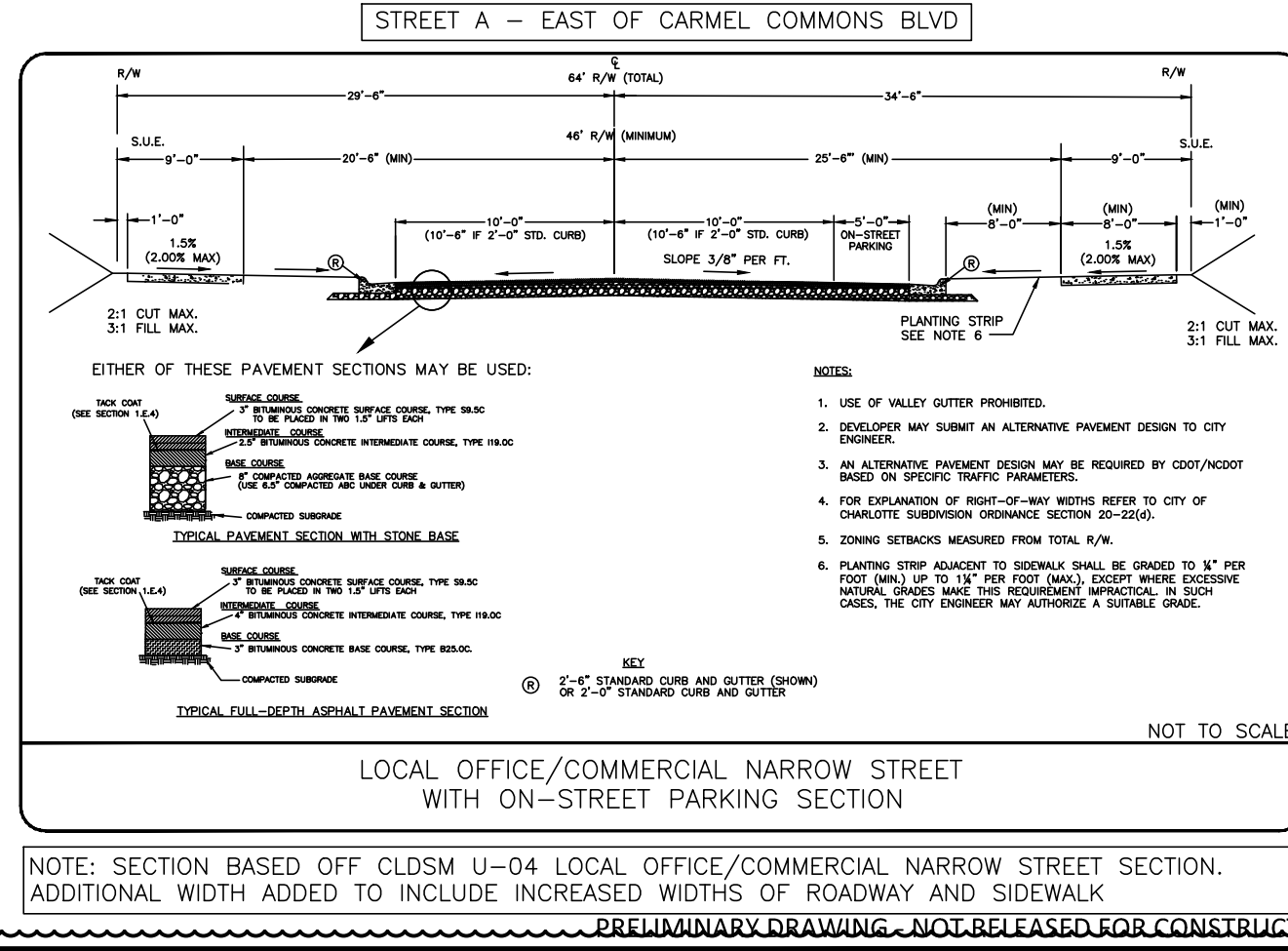
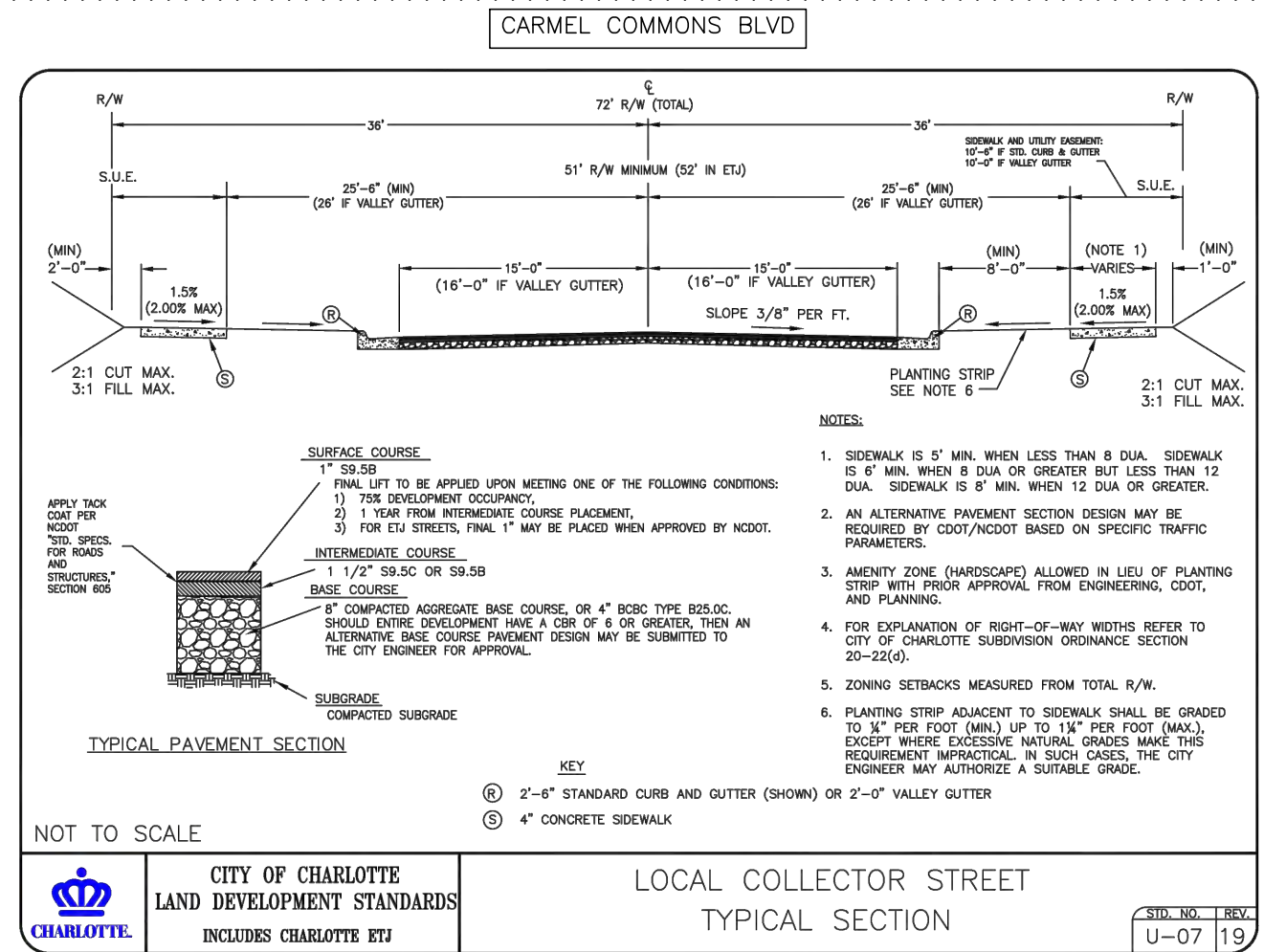
a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance (PCSO) and Tree Ordinance. Tree Save requirements shall be considered over the entire Site (Development Areas A, B, and C) do not separately need to satisfy the Tree Save calculations for the associated parcel).

b. The location, size and type of storm water management systems, if provided, are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this Rezoning Plan. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

IX. Binding Effect of the Rezoning Application

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms "Petitioner" and "Owner(s)" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or Owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



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REVISIONS

NO.	DATE	PER CITY/CDOT COMMENTS
1	07. 11. 2022	PER CITY/CDOT COMMENTS
2	08. 15. 2022	PER CITY/CDOT COMMENTS
3	09. 12. 2022	PER CITY/CDOT COMMENTS
4	10. 03. 2022	PER CITY/CDOT COMMENTS
5	10. 20. 2022	PER CITY/CDOT COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC22247
FILENAME	SPEC22247-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	05. 23. 2022
SHEET	

REZONING NOTES

RZ.02