



Zoning Committee Recommendation

Rezoning Petition 2022-016

November 1, 2022

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.
(Council District 7 - Driggs)

PETITIONER

Vision Properties

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 4-1 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Community Activity Center.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- 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

Motion/Second: Rhodes / Harvey

Yeas: Gussman, Harvey, Rhodes, Welton

Nays: Russell

Absent: Barbee, Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Russell noted that the petition did not seem to create a walkable place, especially when considering the addition of the drive thru use and residential uses on the south side of the side. Staff stated that the proposed drive thru use would be located in the northwest corner of the site near other auto oriented uses such as the Woody's auto service shop.

There was no further discussion of this petition.

MINORITY OPINION

Petition does not do anything to improve pedestrian connectivity with auto oriented uses. The petition adds residential uses to an already auto dependent area. Locations of buildings and driveways increased potential conflict points between vehicles and pedestrians.

PLANNER

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