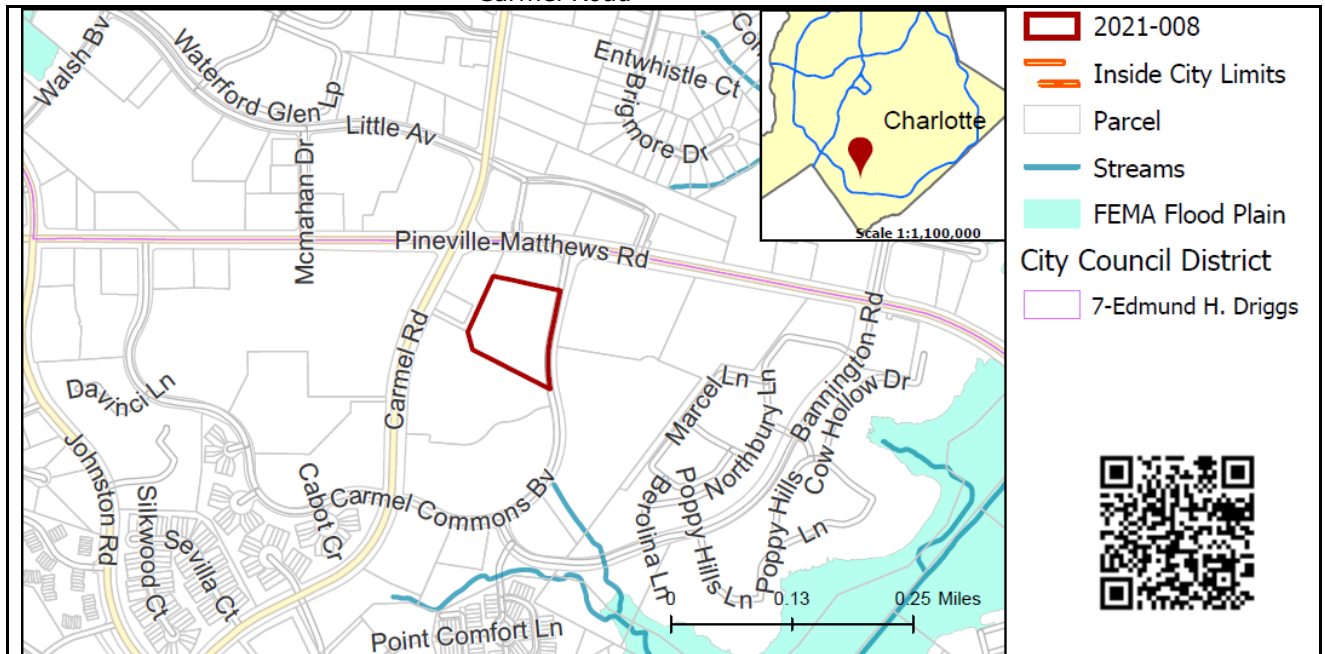


**REQUEST**

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

**LOCATION**

Approximately 4.41 acres located along the west side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and east of Carmel Road



**SUMMARY OF PETITION**

The petition proposes to redevelop the site, currently developed with an office, with non-residential uses.

**PROPERTY OWNER**

Publix North Carolina LP

**PETITIONER**

The Morgan Companies

**AGENT/REPRESENTATIVE**

Collin Brown, Brittany Lins/ Alexander Ricks

**COMMUNITY MEETING**

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 1.

**STAFF  
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **inconsistent** with the *South District Plan* recommendation for office on this site.

Rationale for Recommendation

- The site is within a designated activity center per the *Center, Corridors, Wedges Growth Framework*.
- Activity centers are recommended for walkable, mixed use development.
- The introduction of retail use to the office area creates additional mixing of uses in the area and retail use is compatible with office land uses.
- The proposed site plan proposes a new private drive providing vehicular and pedestrian connectivity through the larger block, between Carmel Road and Carmel Commons Boulevard.

- Improves the pedestrian experience with the provision of urban open space along a portion of the private drive and the front of the building and reduces surface area parking with proposed subterranean deck.
- Provides pedestrian oriented transportation improvements including push button pedestrian signals at Pineville-Mathews Road and Carmel Road and improved accessible ramps at Carmel Commons Boulevard at Pineville-Mathews Road.

The approval of this petition will revise the adopted future land use as specified by the *South District Plan*, from Office to Retail for the site.

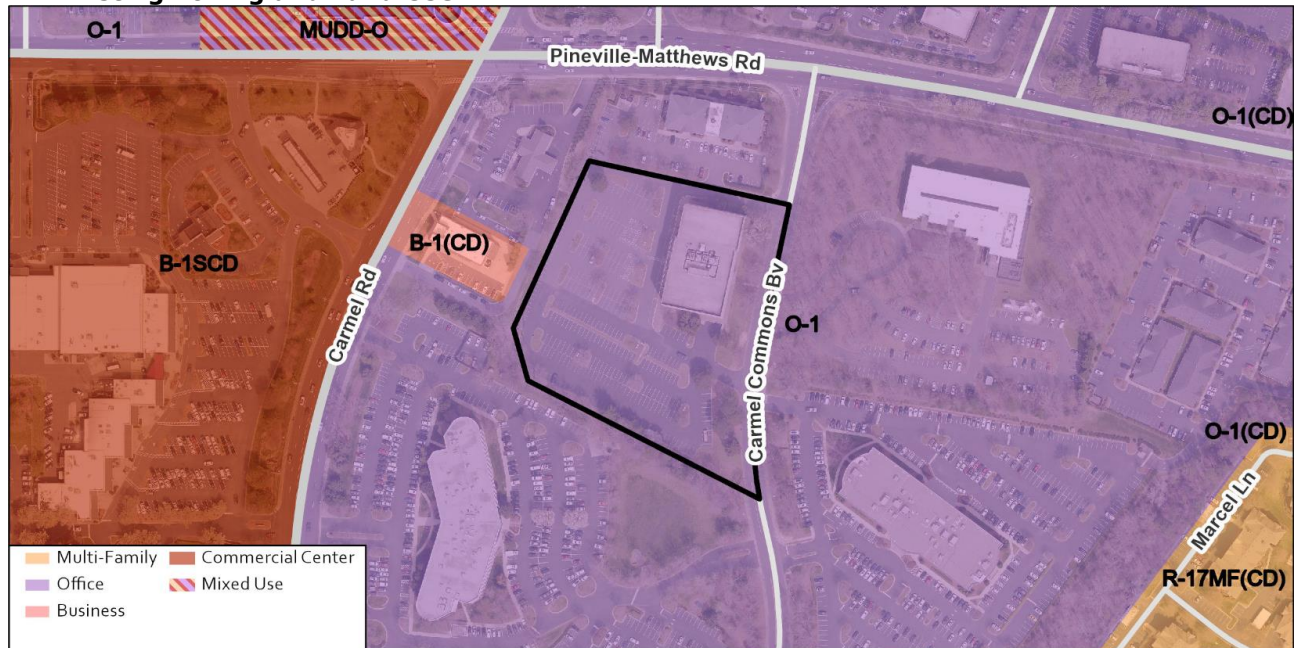
## PLANNING STAFF REVIEW

### • Proposed Request Details

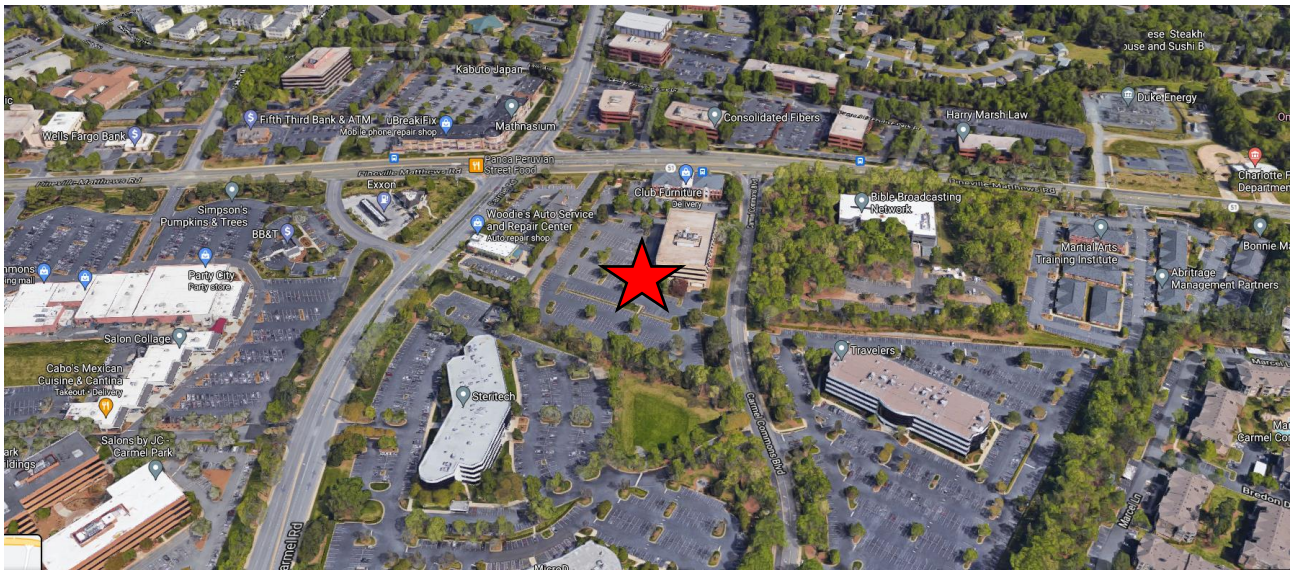
The site plan accompanying this petition contains the following provisions:

- Allows up to 55,000 square feet of non-residential uses.
- Prohibits car washes, gas stations with or without a convenience store, automobile service station, and eating/drinking/entertainment establishments.
- Maximum building height limited to 50 feet.
- Provides building design guidelines related to building materials, façade treatments and screening for rooftop HVAC, dumpsters, loading and service area.
- Commits to a minimum 5,000 square feet of urban open space.
- Provides pedestrian and vehicular access from Carmel Commons Boulevard and a proposed access drive along the south of the site connecting Carmel Road to Carmel Commons Boulevard.
- Provides transportation improvements at Carmel Road and Pineville-Mathews Road, Carmel Commons Boulevard at Pineville Mathews Road, Pineville-Mathews Road at McMahon Drive and Bannington Road and Carmel Road at proposed private access drive.

### • Existing Zoning and Land Use







The site, indicated by the red star, is developed with an office building. The area is developed with a mixture of uses including commercia and retail uses primarily located west of Carmel Road and office uses east of Carmel Road and north of Pineville-Matthews Road.



The site is developed with an office building and surface parking lot.



East of the site, across Carmel Commons Boulevard, are office uses.





South of the site are office uses.



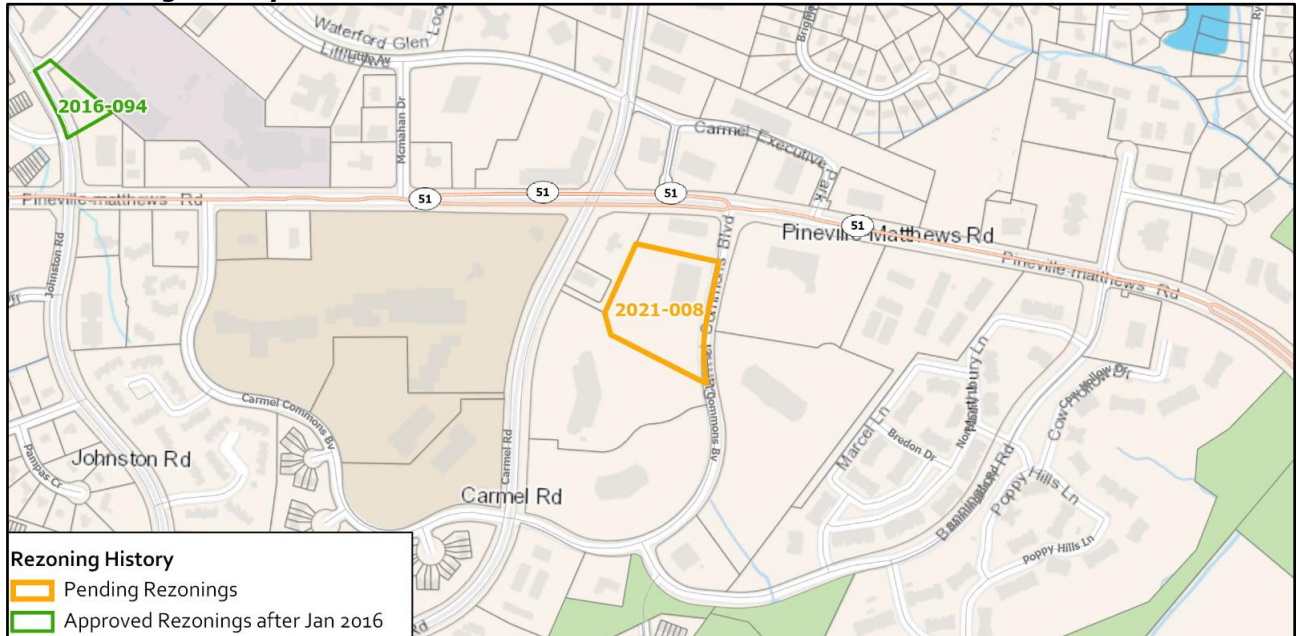
West of the site is an automotive service station and a financial institution.



North of the site is office use along Pineville-Matthews Road.

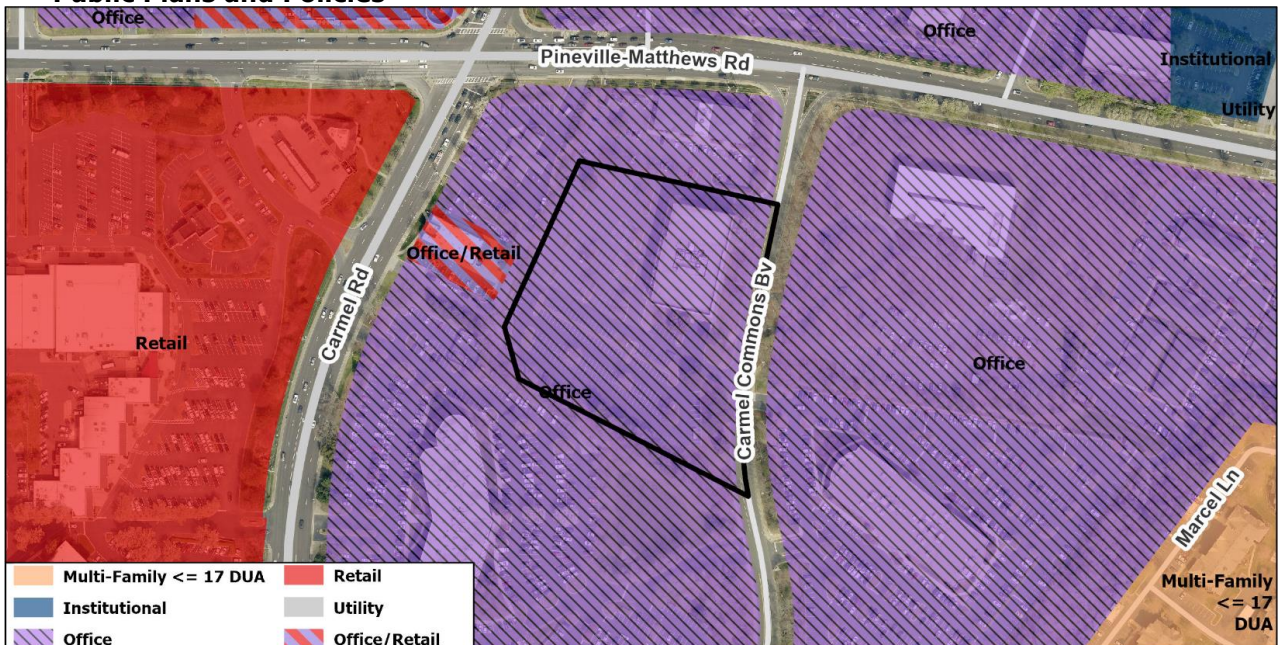


- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-094	.82 acres west of the site near the intersection of Johnston Rd and Pineville-Matthews Rd to MUDD-O to allow climate controlled self-storage.	Approved

- Public Plans and Policies**



- The *South District Plan* (1993) recommends office land uses for this site.

- TRANSPORTATION SUMMARY**

The site is located on a City-maintained minor collector road (Carmel Commons Boulevard) and has access to two major thoroughfares (City-maintained Carmel Road and State-maintained Pineville-Matthews Road). The proposed use increases the trip generation from 935 vehicle trips per day existing to 4,005 trips/day due to the grocery use; therefore, a Traffic Impact Study (TIS) was required for this site. The Publix Carmel Commons TIS was approved on June 3, 2021. The site plan commits to improving accessible ramps at Pineville-Matthews Road with Accessible Pedestrian Signals (APS), installing an 8-foot planting strip and 6-foot sidewalk along

Carmel Commons Boulevard, and dedicating right-of-way along Carmel Commons Boulevard. The site plan and conditional notes incorporate TIS recommended offsite intersection improvements as detailed in the site plan and conditional notes. Site plan revisions are needed to commit to installing a 12-foot multi-use path along Pineville-Matthews Road to provide bicycle and pedestrian connectivity and accessibility between Carmel Road and Carmel Commons Boulevard in accordance with the Charlotte WALKS and BIKE Policies.

- **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 4-7-5. - **ADDRESSED**

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 935 trips per day (based on 87,596 sq ft office).

Entitlement: 480 trips per day (based on 44,100 sq ft office).

Proposed Zoning: 4005 trips per day (based on 55,000 sq ft retail).

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

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Carmel Commons Blvd. Charlotte Water has sanitary sewer system infrastructure accessible 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)
- **City Arborist:** No comments submitted.
- **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:** No outstanding issues.
- **Storm Water Services:** See advisory comments at [www.rezoning.org](http://www.rezoning.org)
- **Urban Forestry:** No outstanding issues.

**OUTSTANDING ISSUES**

Site and Building Design

1. ~~Add note to potential access agreement callout, stating 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.~~ **Addressed**
2. ~~Modify requirements through optional provision or acceptable alternative design, as the service area along Carmel Commons will not have clear vision glass along that frontage.~~ **Addressed**
3. ~~Modify the design standards to provide acceptable design for frontage activation or provide optional provision with alternative acceptable to Planning, Design, & Development Department staff.~~ **Addressed**

Transportation

4. ~~As the TIS has been approved on June 3, 2021, the site plan and conditional notes will need to be revised to incorporate the established transportation improvements.~~ **Addressed**

5. ~~Revise site plan and conditional note(s) are needed to commit to installing an 8 foot planting strip and 6 foot sidewalk along Pineville Matthews Road per Ch. 19, however, CDOT would prefer a 12 foot multi-use path allowing for a bicycle facility meeting the City Charlotte BIKE Policy.~~  
~~Rescinded~~
6. ~~Modify and improve accessible ramps, per PROWAG, and corner radii at Carmel Road/Pineville-Matthews Road with Accessible Pedestrian Signals (APS) and reduced radii/added truck aprons.~~  
~~Addressed~~
7. ~~Verify the right of way dimensions for accuracy and ensure the centerline dimension matches the entire right of way width. The right of way along Carmel Road and Pineville Matthews Road is labeled as "100-foot Public RW Width", however, the dimensions from the centerline do not reflect that. Verify the right of way dimensions for accuracy and ensure the centerline dimension matches the entire right of way width.~~ ~~Addressed~~

**REQUESTED TECHNICAL REVISIONS**Land Use

8. ~~Remove "grocery" from propose use in Development Data table.~~ ~~Addressed~~
  9. ~~Edit note III. b. to say residential use is prohibited.~~ ~~Addressed~~
- 

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

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