

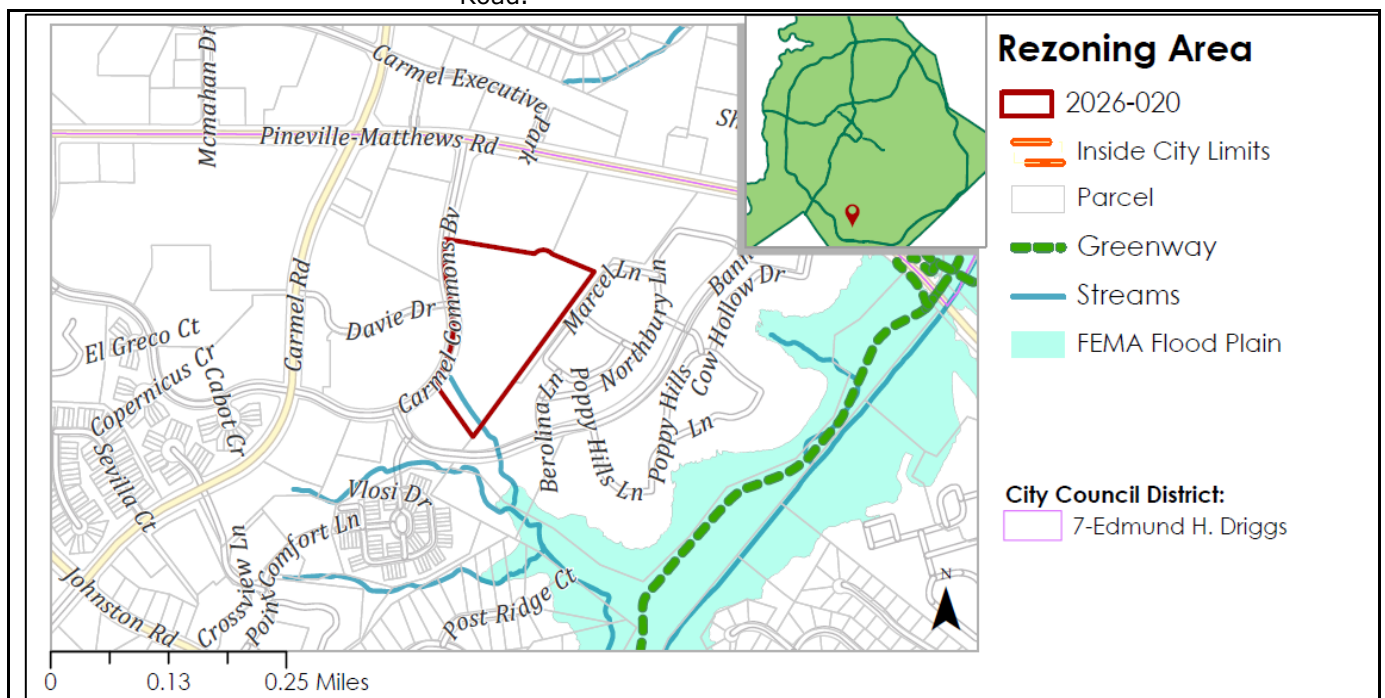
REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District-Optional)
Proposed Zoning: MUDD-O SPA (Mixed-Use Development District-Optional, Site Plan Amendment)

LOCATION

Address: 11436 Carmel Commons Boulevard, Charlotte, NC 28226

Approximately 10.9 acres located on the east side of Carmel Commons Boulevard, south of Pineville-Matthews Road, and north of Bannington Road.



SUMMARY OF PETITION

The petition proposes to amend a previously approved plan to allow for the development of apartments and townhomes across two development areas.

PROPERTY OWNER

Carmel Crossings LLC

PETITIONER

Terwilliger Pappas

AGENT/REPRESENTATIVE

Collin Brown & Brittany Lins, Alexander Ricks PLLC

COMMUNITY MEETING

The community meeting was held on April 29, 2026 and one person from the community attended.

The community meeting report notes that items discussed at the meeting included potential impacts of the rezoning on the adjacent Cranfield Academy. The full meeting report is available online.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the goals and policies of the *South Middle Community Area Plan*. The petition may not directly facilitate any of the priority goals of the area plan.

Rationale for Recommendation

- The petition would maintain entitlements of the previously approved plan while allowing for residential uses to be spread across two development areas.
- The Community Activity Center Place Type supports a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The petition supports the ongoing evolution of this Community Activity Center from segregated office and commercial uses to a broader mix of uses including residential in closer proximity to one another.
- The site is within ¼ mile of CATS Bus Route 51 on Pineville-Matthews Road, providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.

PLANNING STAFF REVIEW

- **Background and Zoning District Summary**

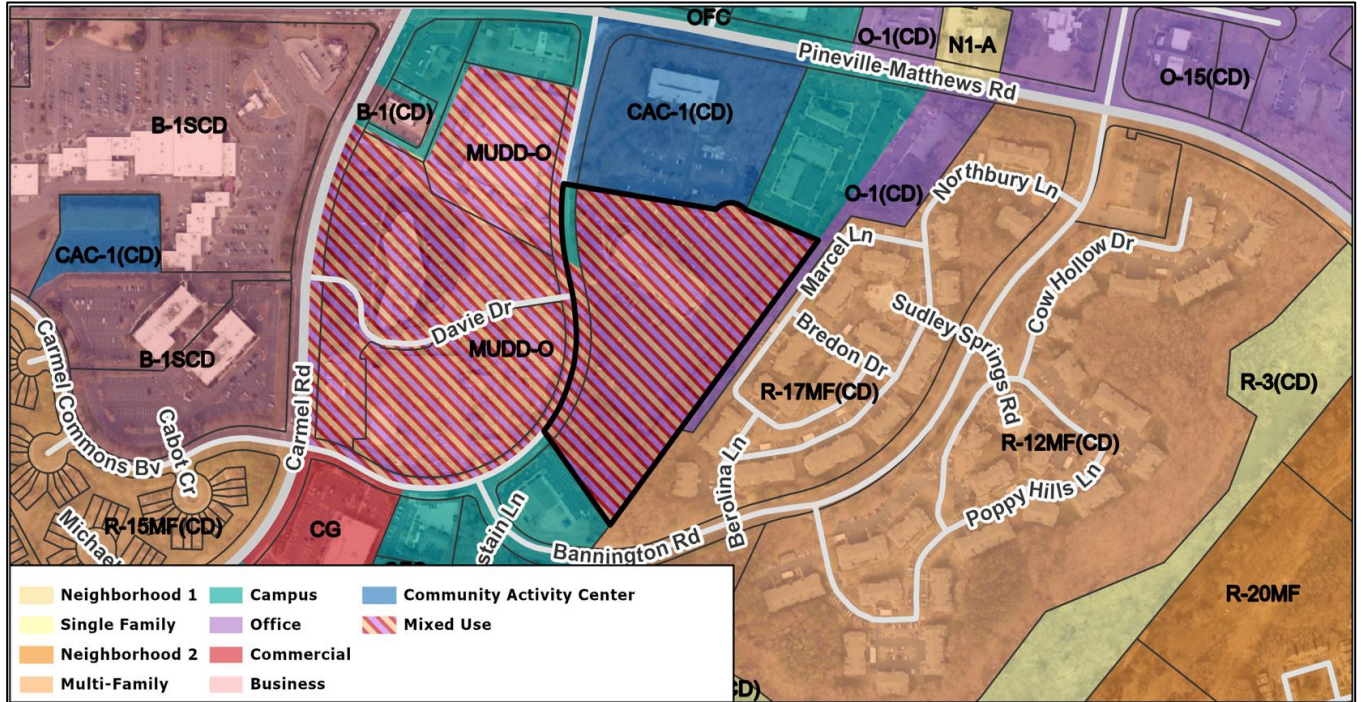
- Existing Zoning:
 - MUDD-O: The Mixed Use Development District encourages mixed use development while maintaining a strong emphasis on pedestrian scale, urban form, and amenities. The "O" indicates that some standards of the MUDD district were modified with the approval of this conditional zoning district. The optional provisions approved under the current zoning established by petition 2022-016 include modifications to signage standards, allowing one accessory drive-through service window, allowing deviations from the typical streetscape, allowing an existing office building to remain, and permitting vehicular parking and maneuvering between buildings and public streets in specified locations.
- Proposed Zoning:
 - MUDD-O SPA: The Mixed Use Development District encourages mixed use development while maintaining a strong emphasis on pedestrian scale, urban form, and amenities. The "O" indicates that some standards of the MUDD district were modified with the approval of this conditional zoning district. The optional provisions proposed under this petition include allowing deviations from the typical streetscape and allowing parking and maneuvering between buildings and public streets in specified areas. By definition, the MUDD-O zoning district is a conditional zoning district that includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**

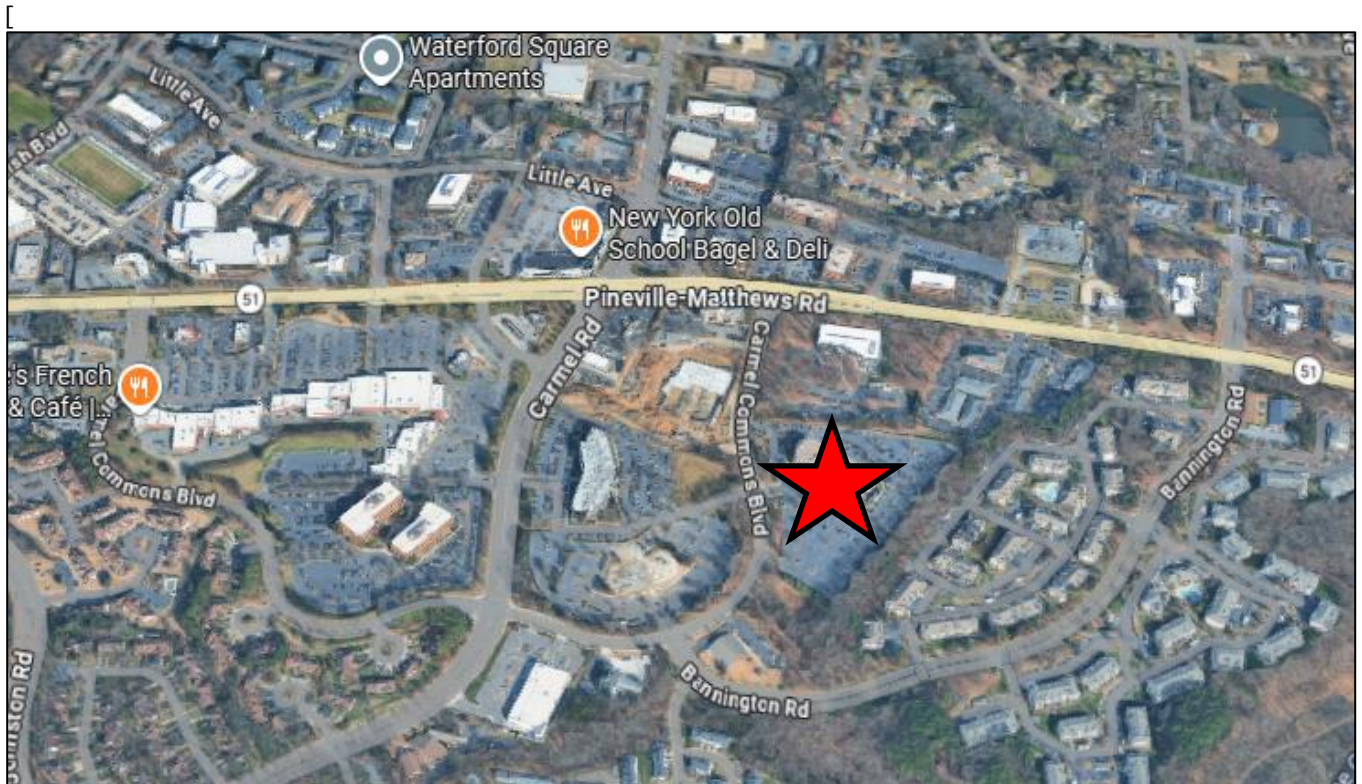
The site plan amendment contains the following changes:

- Allows for a total of 360 residential units (multi-family or single family attached) across Development Area A2 and Development Area B. Current zoning allows 360 residential units but only allows them in Development Area B.
- Preserves an option to maintain the existing 127,693 square feet of office uses in Development Area A2.
- Removes entitlements for 10,000 square feet of medical office and 4,700 square feet of coffee shop with drive thru uses from Development Area A2.
- Removes transportation commitments that have been fulfilled.
- Requires a minimum of 8,500 square feet of open space across Development Areas A2 and B, with a minimum of 3,500 square feet of open space in each development area.

- **Site Context and Imagery**



- The site and properties to the west are zoned MUDD-O, established by rezoning petition 2022-016. Surrounding properties include a range of commercial, campus, and residential districts including CAC-1(CD) (Community Activity Center-1, Conditional), O-1(CD) (Office, Conditional), and R-17MF(CD) (Multifamily Residential, Conditional).



The site, marked by a red star, is developed with an office building and associated parking that may or may not remain with the current petition. Many of the surrounding properties were developed with office buildings, but some are now developed or entitled for commercial and multi-family residential uses.



Street view of the site, which is developed with an office building and associated parking.



Street view of the property to the north of the site, which is developed with an office building, but was recently rezoned to allow for multi-family residential and a small amount of non-residential uses.



Street view of the property to the east of the site, which is developed with multifamily residential.

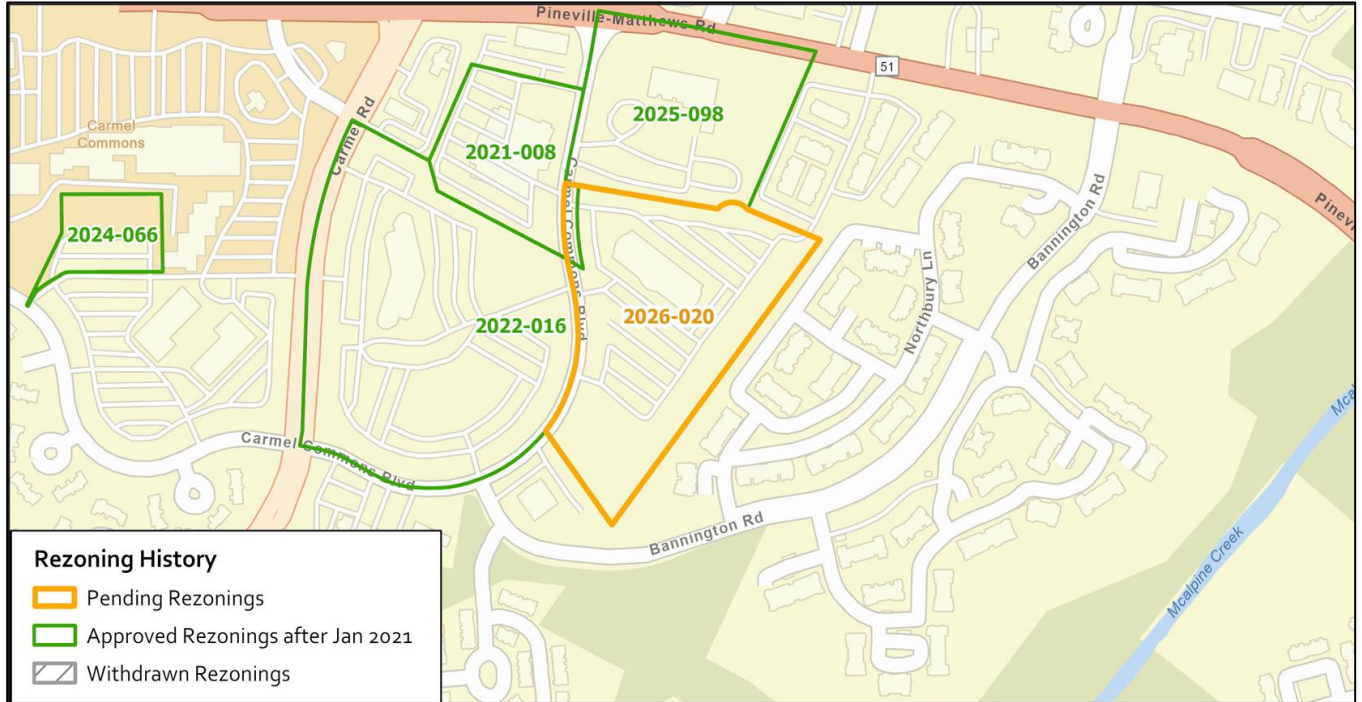


Street view of the property to the south of the site, which is developed with a childcare center.



Street view of properties to the west of the site, which are developed with office and multi-family residential uses.

• Rezoning History in Area



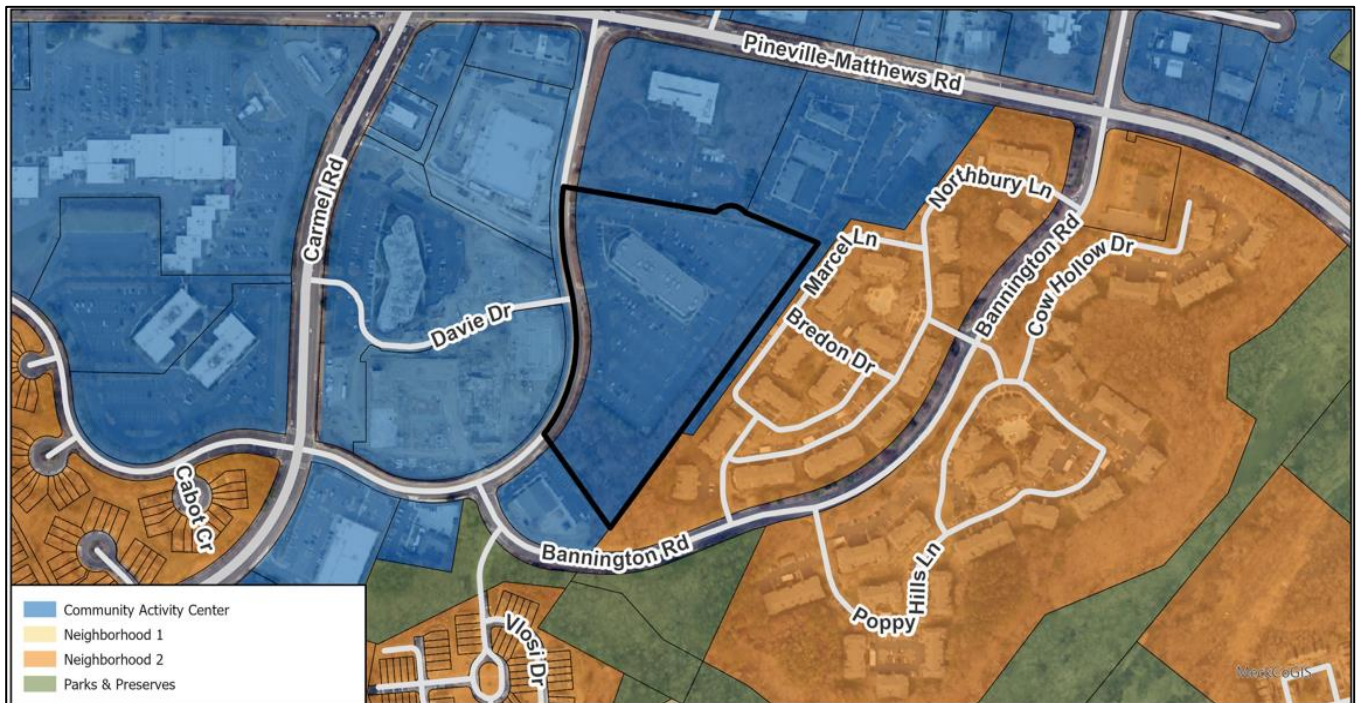
Petition Number	Summary of Petition	Status
2025-098	Rezoned 7.09 acres from OFC (Office Flex Campus) to CAC-1(CD) to allow for redevelopment of the property with 380 apartments and 4,500 SF of non-residential uses.	Rezoning approved, permit submitted and in review (LDGP-2026-00189).
2024-066	Rezoned 1.98 acres from B-1SC(CD) (Shopping Center District, Conditional) to CAC-1(CD) to allow up to 38 townhome style units.	Rezoning approved, no permit submitted.
2022-016	Rezoned 25.91 acres from O-1 (Office) to MUDD-O to allow for redevelopment of the site with 720 apartments, 4,700 SF of retail, and 10,000 SF of medical office uses.	Rezoning approved, permit approved for apartments (SDRU-2023-00006), construction underway.
2021-008	Rezoned 4.41 acres from O-1 to MUDD-O to allow for redevelopment of the site with 55,000 SF of non-residential uses.	Rezoning approved, permit approved for retail uses (SDRC-2022-00046), construction complete.

• Infrastructure and By-Right Development



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me](#)

• Public Plans and Policies



- The *South Middle Community Area Plan* and accompanying *2040 Policy Map* recommends the Community Activity Center Place Type. The proposed rezoning is in alignment with the adopted Community Activity Center Place Type.
 - Community Activity Centers are mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.

- This site is within the *South Middle Community Area Plan*. Although it may not directly facilitate any priority goals of the area plan, the Site Plan Amendment maintains entitlements that may contribute to Goals 1 and 2 for 10-Minute Neighborhoods and Neighborhood Diversity and Inclusion.

- **INFRASTRUCTURE COMMENTS**

- **Charlotte Department of Transportation**

- The site is located adjacent to Camel Commons Boulevard, a City-maintained major collector, east of Carmel Road, a City-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. This is a Site Plan Amendment that mainly addresses access and proposed uses. All outstanding CDOT comments have been addressed.
- **Active Projects:**
 - N/A
- **Transportation Considerations:**
 - No outstanding issues.
- **Vehicle Trip Generation:**
 - Current:
 - Existing Use: 1,544 trips per day (based on 138,872 SF office).
 - Existing Zoning Entitlements: 6,164 trips per day (based on 360 apartments, 10,000 SF medical office, 4,700 SF coffee shop w/ drive-thru).
 - Proposed Zoning: 3,818 trips per day (based on 138,872 SF office and 360 apartments).

- **Storm Water Services**

- The petitioner provided notes committing to compliance with the Post Construction Stormwater Ordinance.
- **Considerations:**
 - No comments submitted.

- **Charlotte Water**

- Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Carmel Commons Blvd.
- Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located inside the property boundary.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte-Mecklenburg Schools**

- Residential entitlements are not changed by this petition. The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Endhaven Elementary currently at 123% utilization
 - Quail Hollow Middle currently at 102% utilization
 - Ballantyne Ridge High currently at 78% utilization.
- **Considerations:**
 - See advisory comments at www.rezoning.org

- **Charlotte Area Transit System**

- **Considerations:**
 - No comments submitted.

CITY DEPARTMENT COMMENTS

- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
 - **Mecklenburg County Park and Recreation Department:** No comments submitted.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908