



Zoning Committee

REQUEST

Current Zoning: B-1SCD (shopping center district, conditional)

Proposed Zoning: CAC-1(CD) (community activity center-1, conditional)

LOCATION

Approximately 1.98 acres along the west side of Carmel Road, north of Carmel Commons Boulevard, and south of Pineville-Matthews Road. (Council District 7 - Driggs)

PETITIONER

Carmel Park Partners, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Community Activity Center Place Type.

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 petition is consistent with the *2040 Policy Map* recommendation for the Community Activity Center (CAC) Place Type. The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential.
- This petition is appropriate and compatible with the surrounding uses and the CAC Place Type designation as it replaces an underutilized surface parking lot with 38 dwelling units. Increasing the number and variety of housing types in the area.
- The proposed development is directly abutting the Carmel Commons Shopping Center which boasts a wide variety daily goods and services such as retail, restaurant, grocery, and financial institutions. The plan proposes a sidewalk to link the development to the shopping center.
- Vehicular access to the site will be via a private street built to public standards off Carmel Commons Blvd

- providing a direct connection to Carmel Road and feeding to a network of private alleys.
- The petitioner has committed to providing enhanced landscaping, buffering, and screening standards to create adequate separation from the rear of the adjacent shopping center.
 - The site is served by the CATS number 51 local bus route providing transit access between Carolina Place Mall, Arboretum Shopping Center, and the Matthews-Independence Park and Ride.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

Motion/Second: Sealey / McDonald
 Yeas: Sealey, McDonald, Shaw, Winiker, Stuart, Blumenthal
 Nays: None
 Absent: Neeley
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Blumenthal asked about the private road that provides access to the site being on a separate parcel and if that could cause any issues. Staff stated that the proposed rezoning is a conditional plan, and the petitioner must construct the project in accordance with the conditional plan. So, if they are unable to gain an access easement then the project may not be feasible.

There was no further discussion of this petition.

PLANNER

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