



KEY MAP

SEAL

**NOT FOR  
 CONSTRUCTION**

**PUBLIX CARMEL  
 COMMONS**

THE MORGAN COMPANIES  
 CHARLOTTE, NC  
 REZONING PETITION # 2021-XXX

LANDESIGN PROJ.# 1020283

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	1ST REZONING SUBMITTAL	12.22.2020

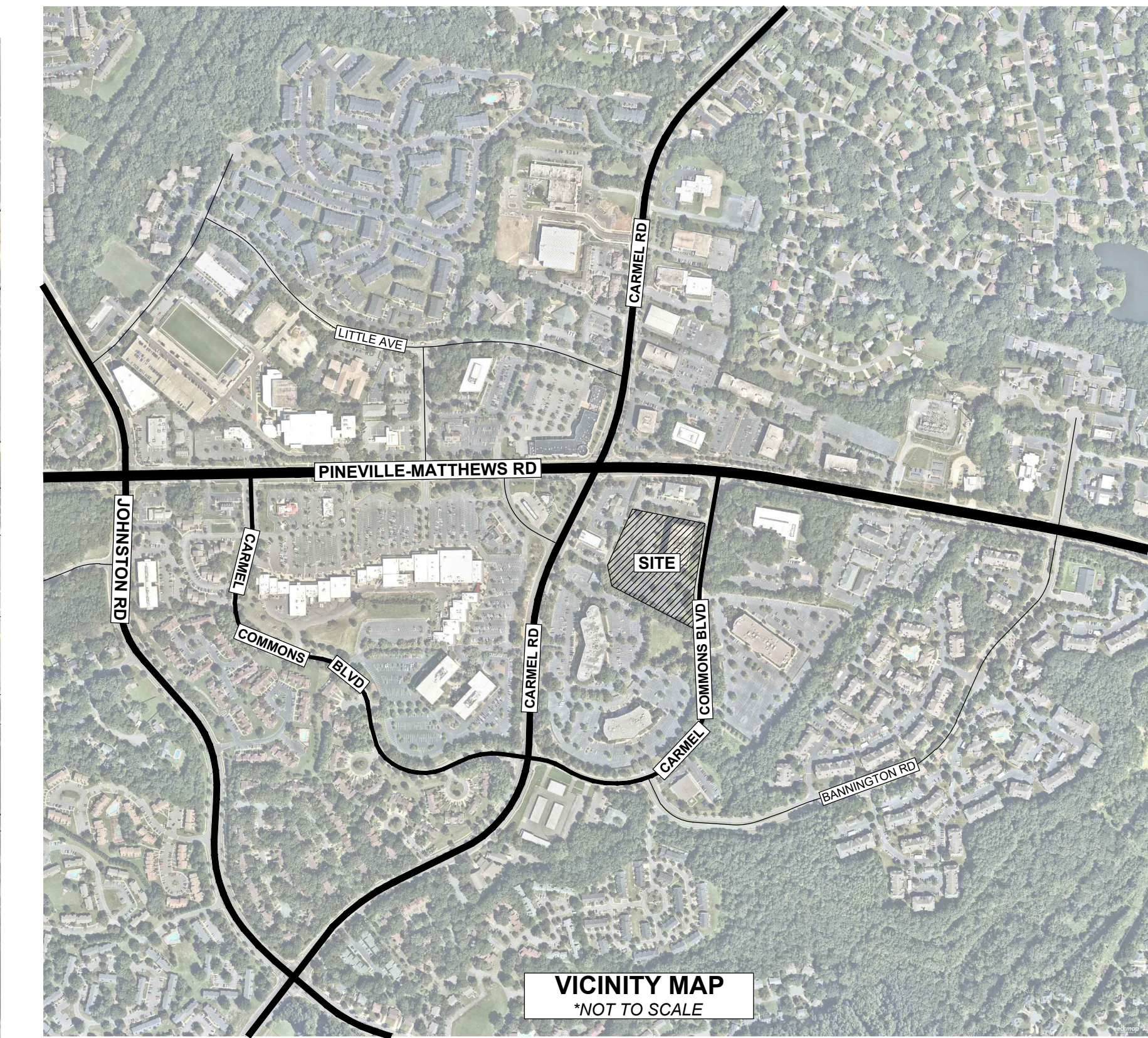
DESIGNED BY: LD  
 DRAWN BY: LD  
 CHECKED BY: LD

SCALE: NORTH  
 VERT: N/A  
 HORZ: 1"=40'

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER  
**RZ-CP**



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**PUBLIX CARMEL COMMONS**

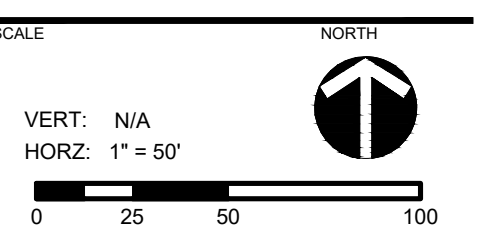
THE MORGAN COMPANIES  
CHARLOTTE, NC  
REZONING PETITION # 2021-XXX

LANDDESIGN PROJ.# 1020283

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EXISTING CONDITIONS

REZONING PETITION # 2021-XXX  
**RZ-EC**

**\*NOTE:** EXISTING CONDITIONS PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE, AND OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

**SITE DEVELOPMENT DATA:**

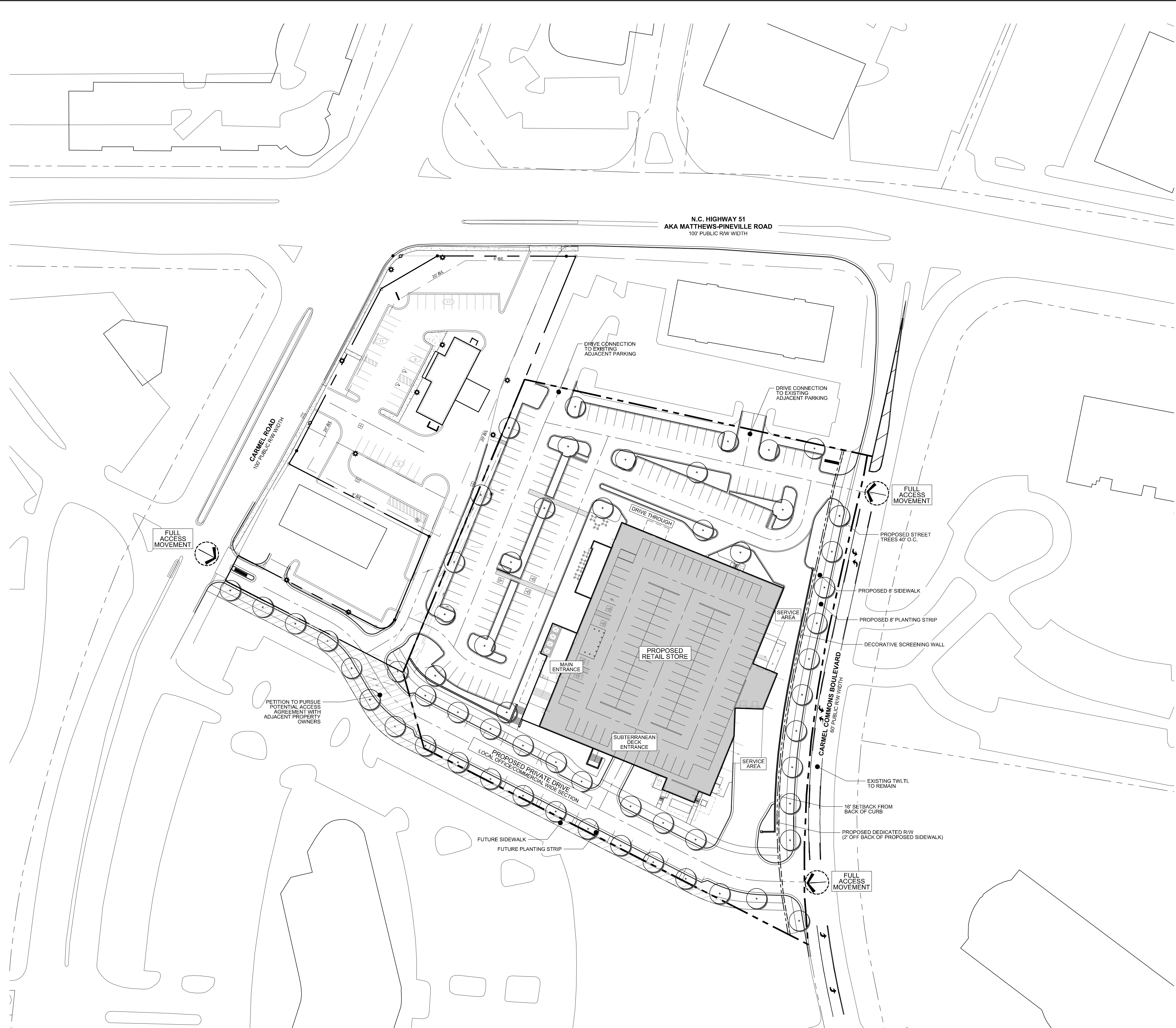
- **ACREAGE:** +/- 4.41 ACRES
- **TAX PARCELS:** 221-202-02
- **EXISTING ZONING:** O-1
- **PROPOSED ZONING:** MUDD-O(CD)
- **EXISTING USES:** OFFICE
- **PROPOSED USES:** RETAIL, GROCERY
- **MAX. DEVELOPMENT:** 55,000 SQUARE FEET
- **MAX. BUILDING HEIGHT:** 50 FEET
- **PARKING:** SHALL MEET OR EXCEED MUDD ORDINANCE STANDARDS
- **TREE SAVE:** SITE IS LOCATED WITHIN A CENTER ALLOWING FOR MITIGATION OPTIONS INCLUDING:
  - PROVIDE TREE SAVE ON SITE (ENTIRE OR IN COMBINATION)
  - PLANT OR REPLANT TREES AT A RATE OF 36 TREES PER ACRE ON-SITE (ENTIRE OR IN COMBINATION)
  - INSTALL A GREEN ROOF (ENTIRE OR IN COMBINATION)
  - UNDERTAKE EITHER OFF-SITE MITIGATION (ENTIRE OR IN COMBINATION; MAY NOT BE USED WITH PAYMENT IN LIEU)
  - PAYMENT IN LIEU (ENTIRE OR IN COMBINATION; MAY NOT BE USED WITH OFF-SITE MITIGATION)

**NOTES:**

1. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.
2. REFER TO EXISTING CONDITIONS AND DEVELOPMENT STANDARDS SHEETS FOR ADDITIONAL INFORMATION.

**LEGEND:**

- EXISTING PROPERTY LINE  
*\*BASED ON GIS INFORMATION*
- PROPOSED DEDICATED R/W
- PROPOSED SETBACK
- VEHICULAR MOVEMENT



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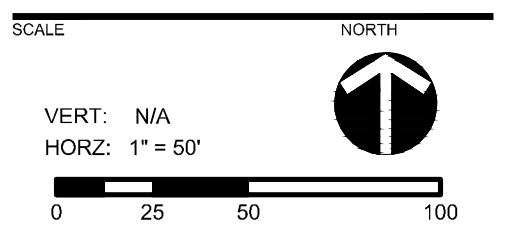
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DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



SHEET TITLE

**TECHNICAL DATA**

SHEET NUMBER  
**RZ-01**

**THE MORGAN COMPANIES**

REZONING PETITION NO. 2021-xxx

12/22/2020

**SITE DEVELOPMENT DATA:**

- Acreage: +/- 4.41 acres
- Tax Parcels: 221-202-02
- Existing Zoning: O-1
- Proposed Zoning: MUDD-O(CD)
- Existing Uses: Office
- Proposed Uses: Retail, Grocery
- Maximum Development: 55,000 square feet
- Maximum Building Height: 50 feet
- Parking: Shall meet or exceed MUDD Ordinance Standards

**I. GENERAL PROVISIONS**

- a. 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 the Morgan Companies ("Petitioner") to accommodate development of a retail development on an approximately 4.41-acre property located at 11525 Carmel Commons Boulevard, more particularly described as Mecklenburg Tax Parcel Number 221-202-02 (the "Site").
- b. 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 grocery 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.
- c. 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.
- d. 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:

- a. Parking and maneuvering areas between buildings and streets where generally depicted on the Rezoning Plan; and
- b. The allowance of drive-through service windows for pharmacy, grocery, and financial institution uses.

**III. PERMITTED USES**

- a. Subject to the Maximum Development provisions set forth under Section IV, below, the Site may be devoted to any commercial 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:
  - i. Car washes;
  - ii. Gas stations, with or without a convenience store;
  - iii. Automobile service stations; and
  - iv. EDEEs with drive-through service windows.
- b. No residential units are proposed for the Site.

**IV. MAXIMUM DEVELOPMENT**

- a. The principal buildings on the Site may be developed with up to 55,000 square feet of gross floor area of commercial non-residential uses permitted by right and under prescribed conditions, along with any accessory uses allowed in the MUDD zoning district.
- b. 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**

- a. Access to the Site from external public streets 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.
- b. The alignment of vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT and NCDOT's final approval.
- c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

- d. All transportation improvements shall be substantially completed prior to the issuance of the Site's first building certificate of occupancy.
- 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. 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.
- a. Facades of first/ground floor of buildings along public streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
- b. Facades fronting public streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation with transparent, opaque or spandrel 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, or widow treatments. The maximum sill height for required glass shall not exceed 4'-0" above adjacent street sidewalk.
- c. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three (3) 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.
- d. Buildings shall be a minimum height of twenty (20) feet. Multi-story buildings shall have a minimum of 20% transparency on all upper stories.
- e. 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.
- f. 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.
- g. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from all public or private streets.
- h. Dumpsters, loading and service areas shall be screened from streets and common open spaces with materials complimentary to the principal structure. Dumpster enclosures shall not directly abut the back of a sidewalk.
- a. Decorative screening shall be provided for the proposed service and loading area as generally depicted on the Rezoning Plan, using screening methods such as, but not limited to: decorative brick with plantings, concrete wall with cables and vines, board from concrete, or laser-cut panels/corten wall accents, as illustrated to serve as examples in the Rezoning Plan.

**VII. ENVIRONMENTAL FEATURES**

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance (PCSO) and Tree Ordinance.
- b. The location, size and type of storm water management systems 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.

**VIII. LIGHTING**

- b. All free-standing lighting fixtures shall be shielded with full cut-off fixtures.

**IX. BINDING EFFECT OF THE REZONING APPLICATION**

- a. 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.
- b. 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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COMMONS**

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DESIGNED BY: LD  
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SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ-N1**