

REQUEST

Current Zoning: O-15 (CD) (Office, Conditional)
Proposed Zoning: RAC(CD) (Regional Activity Center, Conditional)

LOCATION

Approximately 1.53 acres located north of Carnegie Boulevard, east of Coca-Cola Plaza, and south of Rexford Road.



SUMMARY OF PETITION

The petition proposes the development of up to 68,000 square feet of office uses, 6,000 square feet of financial institution uses, and 6,000 square feet of restaurant and retail uses the site is currently occupied by an office building.

PROPERTY OWNER

Towne Bank

PETITIONER

Harris Investment Company #1, LLC

AGENT/REPRESENTATIVE

Collin Brown and Brittnay Lins; Alexander Ricks

COMMUNITY MEETING

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to outstanding issue related to transportation and site and building design.

Plan Consistency

The petition is **consistent** with the 2040 Policy Map recommendation for Regional Activity Center.

Rationale for Recommendation

- This conditional proposal will allow for a mix of employment, retail, and financial institutional uses that support SouthPark's role as a major regional activity center.
- The site is currently utilized with an office building, the proposal for a greater mix of uses better aligns with the intent of the Regional Activity Center zoning district and corresponding place type.

- The petition would enhance the pedestrian environment along Carnegie Boulevard through its commitment to activated ground floor uses and improved pedestrian infrastructure.
- Preferred open space standards to ensure areas are adequately amenitized for future users are incorporated into the plan and exceed ordinance requirements.
- The conditions of the plan for a mixed-use environment with robust urban design standards directly speak to the *2040 Comprehensive Plan* goal for creating 10 minute neighborhoods.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 8: Diverse & Resilient Economic Opportunity

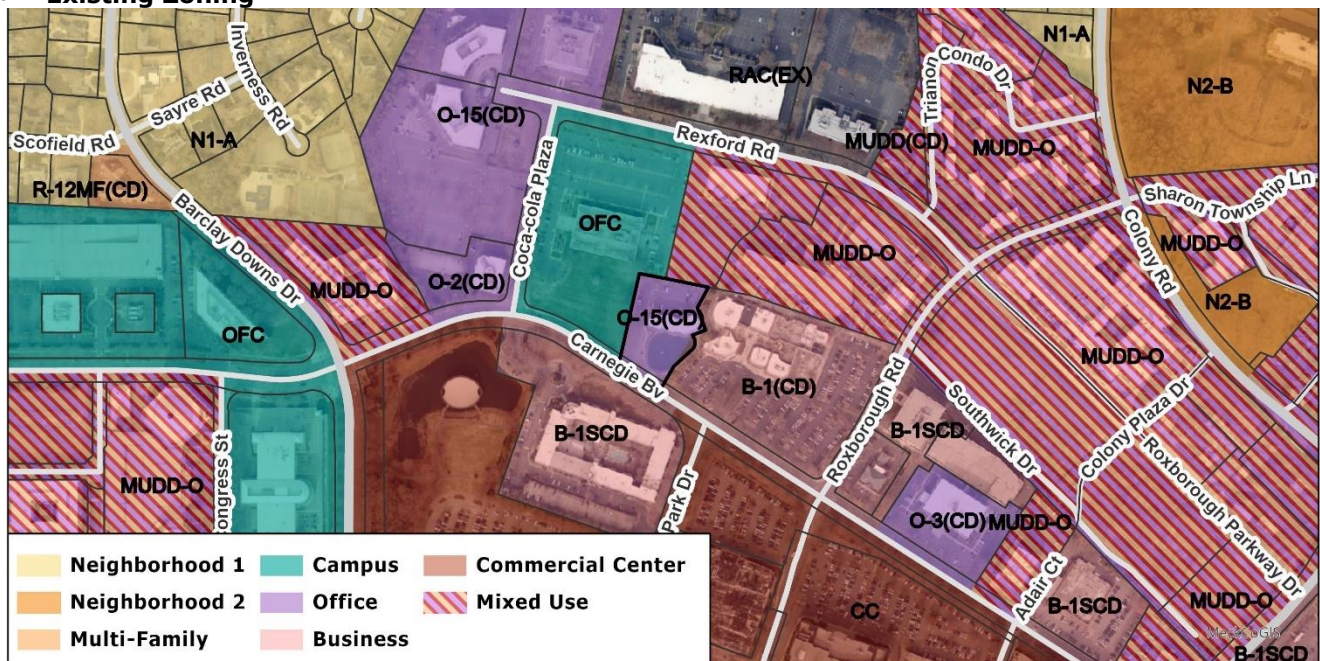
PLANNING STAFF REVIEW

Proposed Request Details

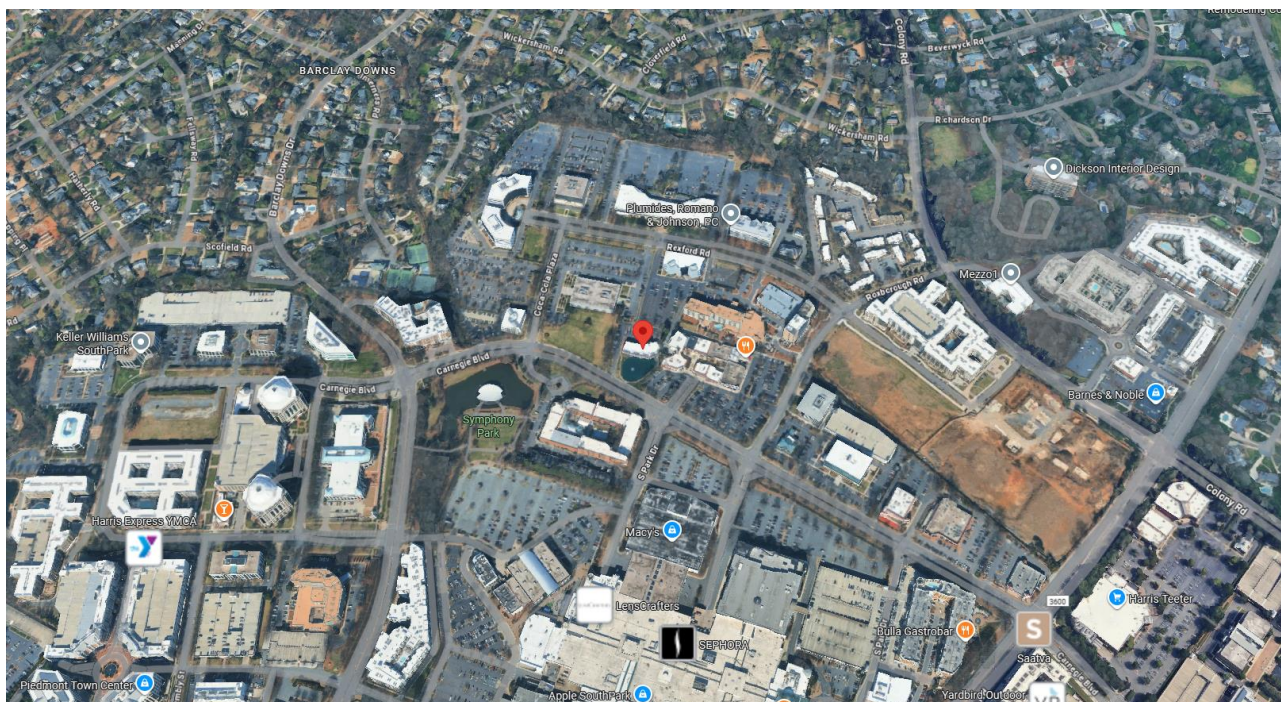
The site plan accompanying this petition contains the following provisions:

- Permits the redevelopment of ±1.53 acres currently zoned O-15(CD) (Office, Conditional) into RAC(CD) (Regional Activity Center, Conditional) to accommodate a mix of office, retail, restaurant, and financial institution uses.
- Allows for up to 68,000 square feet of office uses, 6,000 square feet of financial institution uses, and 6,000 square feet of restaurant/retail uses, together with accessory uses as permitted in the RAC zoning district.
- Requires that a minimum of 80% of the building's ground floor frontage along Carnegie Boulevard be activated with non-residential uses to ensure an active pedestrian environment.
- Provides an 8-foot planting strip and 8-foot sidewalk along Carnegie Boulevard.
- Commits to dedication of right-of-way from the Carnegie Boulevard centerline to the back of future sidewalk, with a 2-foot sidewalk utility easement.
- Identifies potential open space areas that exceed minimum UDO requirements; final design will include at least four enhanced elements such as specialty paving, shade structures, seating, public art, or decorative lighting in accordance with the UDO.
- Vehicular access from Carnegie Boulevard will be provided generally as shown on the site plan, subject to CDOT approval and final engineering.

Existing Zoning



The surrounding area is characterized by a mix of office, business, and mixed-use zoning districts concentrated along Carnegie Boulevard, Barclay Downs Drive, and Roxborough Road, with supporting commercial center and campus zoning nearby. Residential neighborhoods, including Neighborhood 1 and Neighborhood 2 zoning districts are located to the north and east, providing a transition from the commercial core to surrounding communities.



The surrounding area is characterized by a mix of office, retail, and commercial uses concentrated around SouthPark Mall and Carnegie Boulevard, with multi-family residential communities to the east and single-family neighborhoods to the north. The site is also adjacent to major community destinations including Symphony Park and large-scale office and shopping centers.



The site is currently occupied by an office building.



North of the site is a business park.



East of the site are a mix of commercial and office uses.

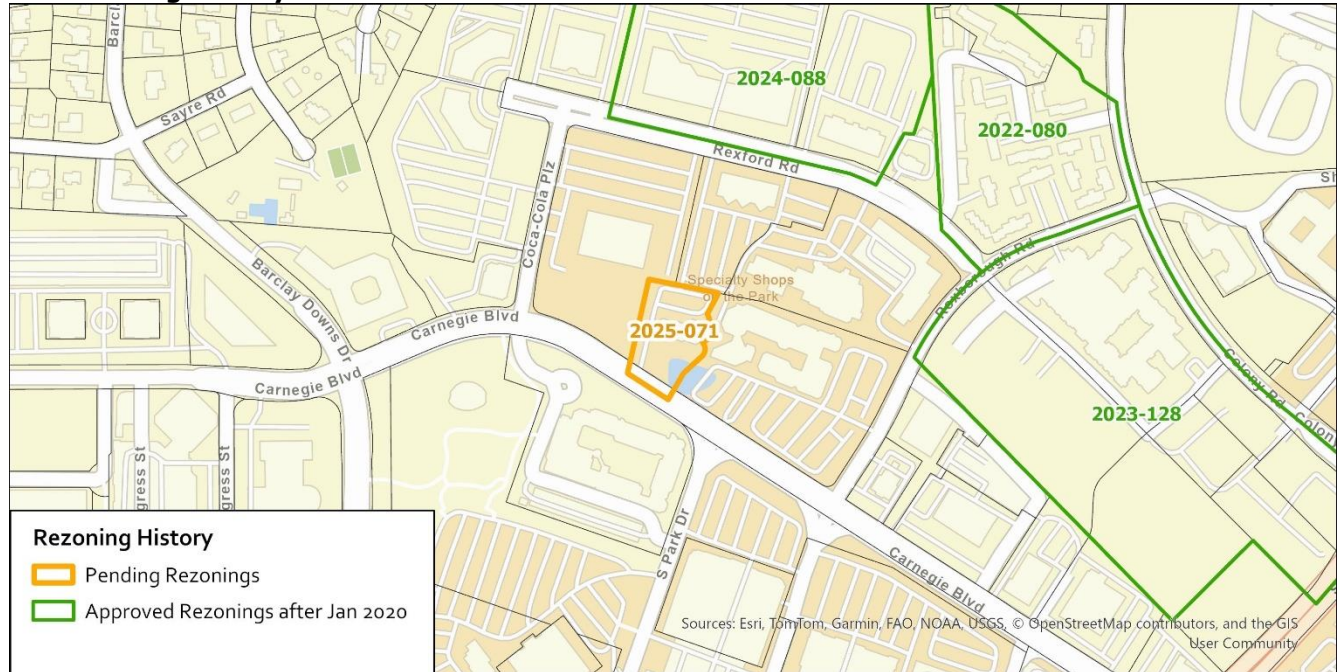


South of the site is a hotel.



West of the site are office uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2022-080	Rezoned 9.134 acres from R-17MF (Multi-Family) to MUDD-O (Mixed Use Development District, Optional) to develop a mixed-use, pedestrian oriented residential community with retail and limited office uses.	Approved
2023-128	Rezoned 27 acres from MUDD-O (Mixed Use Development District, Optional) to MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment) for a site plan amendment to the existing MUDD-O plans from rezoning petition 2015-131.	Approved
2024-088	Rezoned 15.98 acres from O-15 (CD) (Office, Conditional) to RAC(EX) (Regional Activity Center, Exception for the development of up to 675 multi-family units and 277,000 square feet of office uses, and 3,000 square feet of commercial uses.	Approved

• Public Plans and Policies



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

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Carnegie Boulevard, a City-maintained major collector, west of Roxborough, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 1,776 daily trips, Tier 3 multimodal assessment and Tier 3 transportation demand management (TDM) assessment are required. Site plan and/or conditional note revisions are needed to commit to dedicating ROW, 8' planting strip, 8' sidewalk, and site access revisions. Further details are listed below.

- **Active Projects:**

- Cultural Loop Implementation and P3 Opportunities (Southpark CNIP)
 - Funding set aside for public/private partnerships to construct projects within the SouthPark CNIP Area.
 - Project on hold

- **Transportation Considerations**

- See Outstanding Issues, Notes 1, 2, and 3.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 236 trips per day (based on General Office).

Entitlement: 236 trips per day (based on General Office).

Proposed Zoning: 1,915 trips per day (based on General Office, Bank, Retail, RAC uses).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** See advisory comments at www.rezoning.org
- **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.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along E 17th St. Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along E 17th St. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARINGTransportation

1. Site will trigger Tier 3 multimodal and TDM. Add conditional note that says, "Site will comply with CTR requirements to be finalized in permitting."
2. Revise site plan and conditional note(s) to commit site access off of Carnegie Boulevard to have a minimum separation of 10' from property line, through the right-of-way, per the Charlotte Streets Manual. Revise site plan to show the required spacing for drawn site access. Please be mindful when project goes to permitting that the angle of the driveway entering the public right-of-way must conform with UDO Article 31.
3. Revise site plan and conditional note(s) to commit to construct traffic signal at the intersection of Rexford Drive and Roxborough Road.

Site and Building Design

4. Open space language: Add language to notes that when each open space element is utilized, the petitioner shall provide the details/technical notes on the element along with the location of the open space element. Add language to paving materials under open space to provide additional information during the land development process. Add language for shading elements to be more prescriptive in the notes. Open space language: Add prescriptive standards for seating. Open space language: Define and add additional detail for public art.
 5. Open space language: remove all references to residential development and/or residential sections of the ordinance.
 6. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Emma Knauerhase (704)-432-1163