



The John R. McAdams Company, Inc
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

STEFAN GASSNER
TERWILLIGER PAPPAS
4777 SHARON ROAD, SUITE 550
CHARLOTTE, NORTH CAROLINA 28210

**CARMEL ROAD MIXED USE
SITE PLAN AMENDMENT
REZONING PETITION # 2026-020
CARMEL ROAD & CARMEL COMMONS BLVD
CHARLOTTE, NORTH CAROLINA 28226**

DEVELOPER: STEFAN GASSNER TERVILING PAPPAS 4777 SHARON ROAD, SUITE 550 CAHLOTTE, NORTH CAROLINA 28210	PREPARED BY: MCADAMS COMPANY 2100 SOUTH TRYON, SUITE 400 CHARLOTTE, NC 28203 704.527.0800
PID: 22120106	
TOTAL SITE ACRES:	4/- 10.9 AC (INCLUDES DEVELOPMENT AREAS 'A2' AND 'B')
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O SPA
EXISTING USE:	ENTITLED FOR OFFICE/RETAIL/COMMERCIAL/ MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	UP TO 360 MULTI-FAMILY AND SINGLE-FAMILY ATTACHED RESIDENTIAL (WITHIN DEVELOPMENT AREAS A2 AND B)
DEVELOPMENT AREA 'A2'	
MULTI-FAMILY AND/OR SINGLE-FAMILY ATTACHED	360 MULTI-FAMILY AND/OR SINGLE-FAMILY ATTACHED UNITS TOTAL UNITS CAN BE PLACED WITHIN DEVELOPMENT AREA 'B' NOT TO EXCEED 360 TOTAL MULTI-FAMILY UNITS)
EXISTING OFFICE USE:	4/- 127,693 SF
URBAN OPEN SPACE:	MINIMUM OF 3,500 SF
MAXIMUM BUILDING HEIGHT:	85 FEET
DEVELOPMENT AREA 'B'	
MULTI-FAMILY AND/OR SINGLE-FAMILY ATTACHED	360 MULTI-FAMILY AND/OR SINGLE-FAMILY ATTACHED UNITS TOTAL UNITS CAN BE PLACED WITHIN DEVELOPMENT AREA 'A2' NOT TO EXCEED 360 TOTAL MULTI-FAMILY UNITS
URBAN OPEN SPACE:	MINIMUM OF 3,500 SF
MAXIMUM BUILDING HEIGHT:	85 FEET
PARKING:	SHALL MEET OR EXCEED MUDD ORDINANCE STANDARDS PARKING MAY BE SHARED BETWEEN DEVELOPMENT AREAS 'A1', 'A2' AND 'B'

NOTES:

1. TRASH AND RECYCLING WILL MEET REQUIREMENTS OF CHAPTER 10 OF THE CITY CODE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

REVISIONS

N0.	DATE	
1	05. 11. 2026	PER CITY COMMENT:

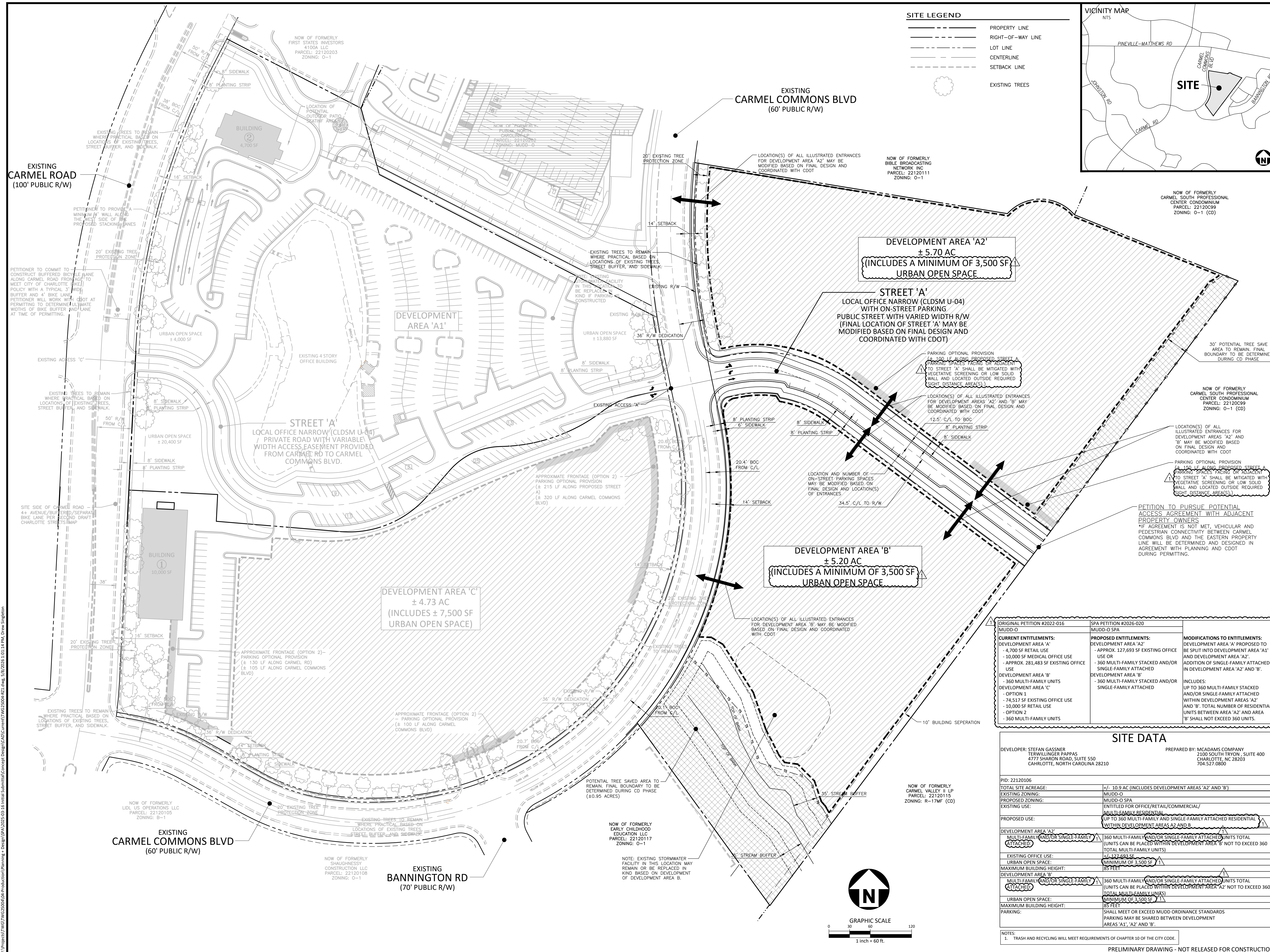
PLAN INFORMATION

PROJECT NO.	TWG25004
FILENAME	TWG25004-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1" = 60'
DATE	02. 13. 2026

SHEET

REZONING PLAN

RZ.01



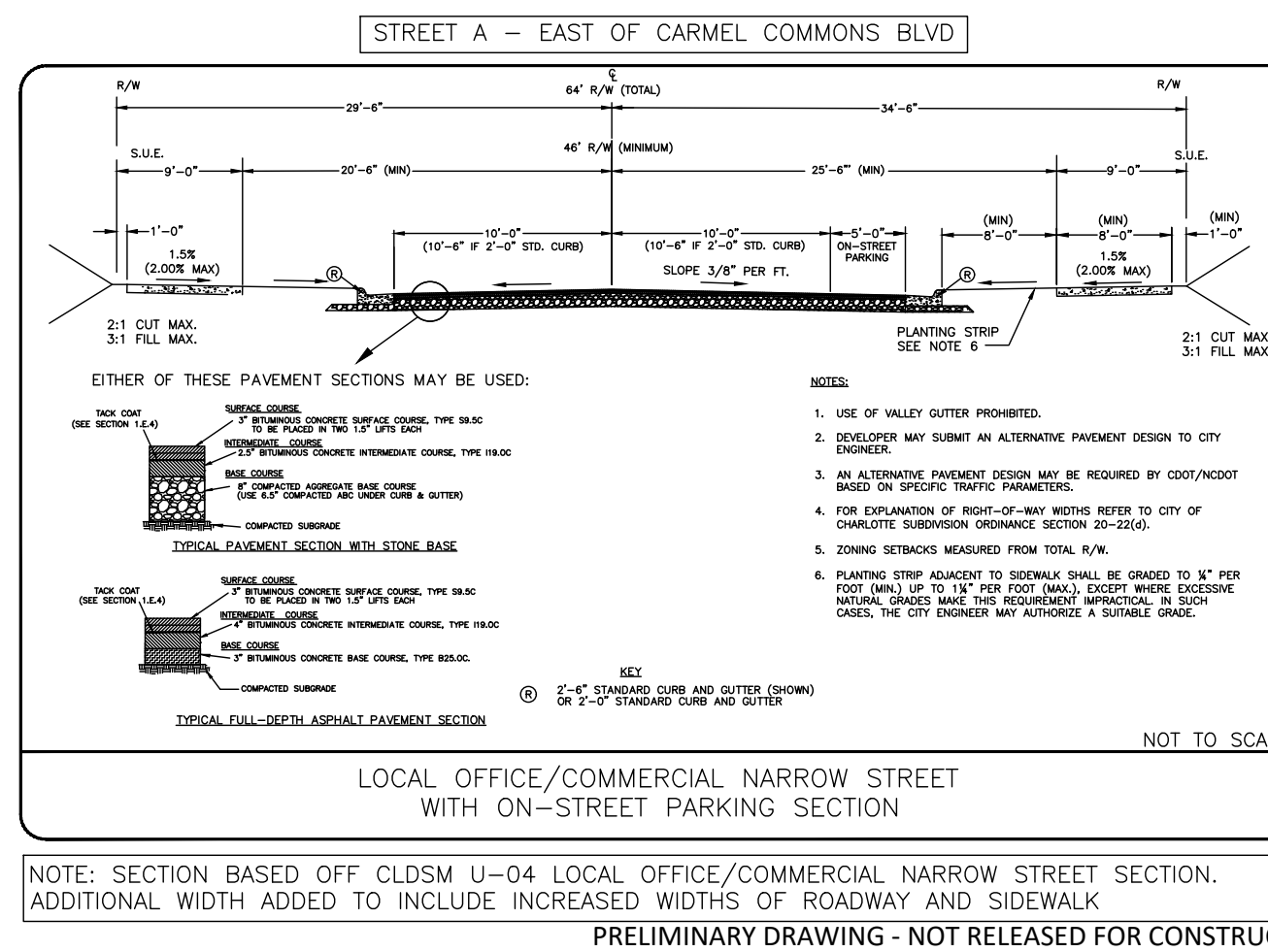
5/11/2026

(the full 2022 Rezoning Site)

Along with any incidental and/or accessory uses allowed in the MUDD zoning district.

viii. Residential ground floor units will have entrances facing public streets, where grade allows a finished floor elevation that is a minimum of 12" to a maximum of 24" above or below the grade outside of the building. If stoops are provided they can be provided up to a height of 48" above avg. grade along units facing public streets.

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.



CHARLOTTE, NORTH CAROLINA 28226

RZ.02