



APPROVED BY CITY COUNCIL

PLANNING DEVELOPMENT STANDARDS

MORRIS ESTATE DEVELOPMENT STANDARDS
Petitioner: Morris Holdings LLC
Rezoning Petition No. 2025-107

Site Development Data:

- Acreage: 9.72 acres
--Tax Parcels: 047-053-22, 047-054-99, 047-054-94 & 047-053-16
--Existing Zoning: N1-A and RE-3
--Proposed Zoning: N2-A(CD)
--Existing Uses: Vacant/Single-Family Residential - Acreage
--Proposed Uses: Maximum of eighty-five (85) multi-family attached (townhome) residential units...
Maximum Building Height: 48' as measured per the UDO
--Parking: per the UDO

I. General Provisions:

- a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan...
b. 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 Unified Development Ordinance...
Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the N2-A zoning district shall govern development taking place on the designated portion of the Site.

II. Architecture and Design

- a. Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of at least two of the following materials: portions of brick, brick veneer, natural stone...
b. Buildings shall contain a maximum of five (5) multi-family attached (townhome) units per building.
c. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12...
d. Usable porches and stoops shall form a predominant feature of the building design...
e. Garage doors proposed along public streets shall minimize the visual impact...
f. All units shall have access to a public sidewalk via an internal sidewalk network.

g. All dwelling units shall include garages. Units may either be front-loaded, rear-loaded, or a combination. Residential buildings with front-loaded garages (if provided) will include a minimum 20' long parking pad/driveway. On-street parking will be provided along local residential wide network-required streets abutting residential buildings with rear-loaded garages (if provided). Such on-street parking will provide visitor parking and additional parking options for residents.

III. Buffers, Landscaping, and Open Space

- a. Publicly accessible open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents...
1. Enhanced plantings in excess of minimum planting standards required of the ordinance...
A. Enhanced plantings may also take the form of trees and/or planting beds...
2. Specialty paving materials...
3. Shading elements such as shade structures or additional trees...
4. Seating options that include moveable tables and chairs...
5. Consist of a minimum dimension of 50 feet or more measured in all directions;
6. Public art, either in the form of murals, sculpture, or other mediums...
7. Interactive elements for the enjoyment of sensory stimulation...
8. Decorative lighting elements that include uplighting of trees...
9. At least one common open space area accessible from all residential lots within 1,000-foot radius...

straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be used to meet this requirement.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access point(s) shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs...
b. As depicted on the Rezoning Plan, the Site will be served by internal public and/or private streets/alleys and minor adjustments to the location of the internal streets/alleys shall be allowed during the construction permitting process.
c. Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Morris Estate Drive...
d. Based on existing topography north of Morris Estate Drive and east of the proposed connection with Hyrule Drive...
e. Petitioner shall dedicate a minimum of 42-feet of right-of-way from the road centerline along Morris Estate Drive...
f. Petitioner shall dedicate a minimum of 55-feet of right-of-way from the road centerline along Mallard Creek Road...
g. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s)...
h. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte...
i. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the first building certificate of occupancy for the Site.
j. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT...
k. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s)...

k. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association...

V. Environmental

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
b. Development within any SWIM/PC WQ Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services...
c. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal...

VI. Community Contribution

- a. Petitioner shall contribute \$5,000 to community beautification efforts at the northwest intersection of N Graham Street and Morris Estate Drive/Mallard Creek Road...



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MORRIS ESTATE
REZONING PETITION # 2025-107
MORRIS ESTATE DRIVE
CHARLOTTE, NORTH CAROLINA 28262

REVISIONS

Table with 3 columns: Revision Number, Date, Description. Row 1: 1, 11.10.2025, 1ST REZONING SUBMITTAL. Row 2: 2, 12.18.2025, 2ND REZONING SUBMITTAL.

PLAN INFORMATION

Table with 2 columns: Field Name, Value. Fields include PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE.

REZONING NOTES

RZ.02

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