

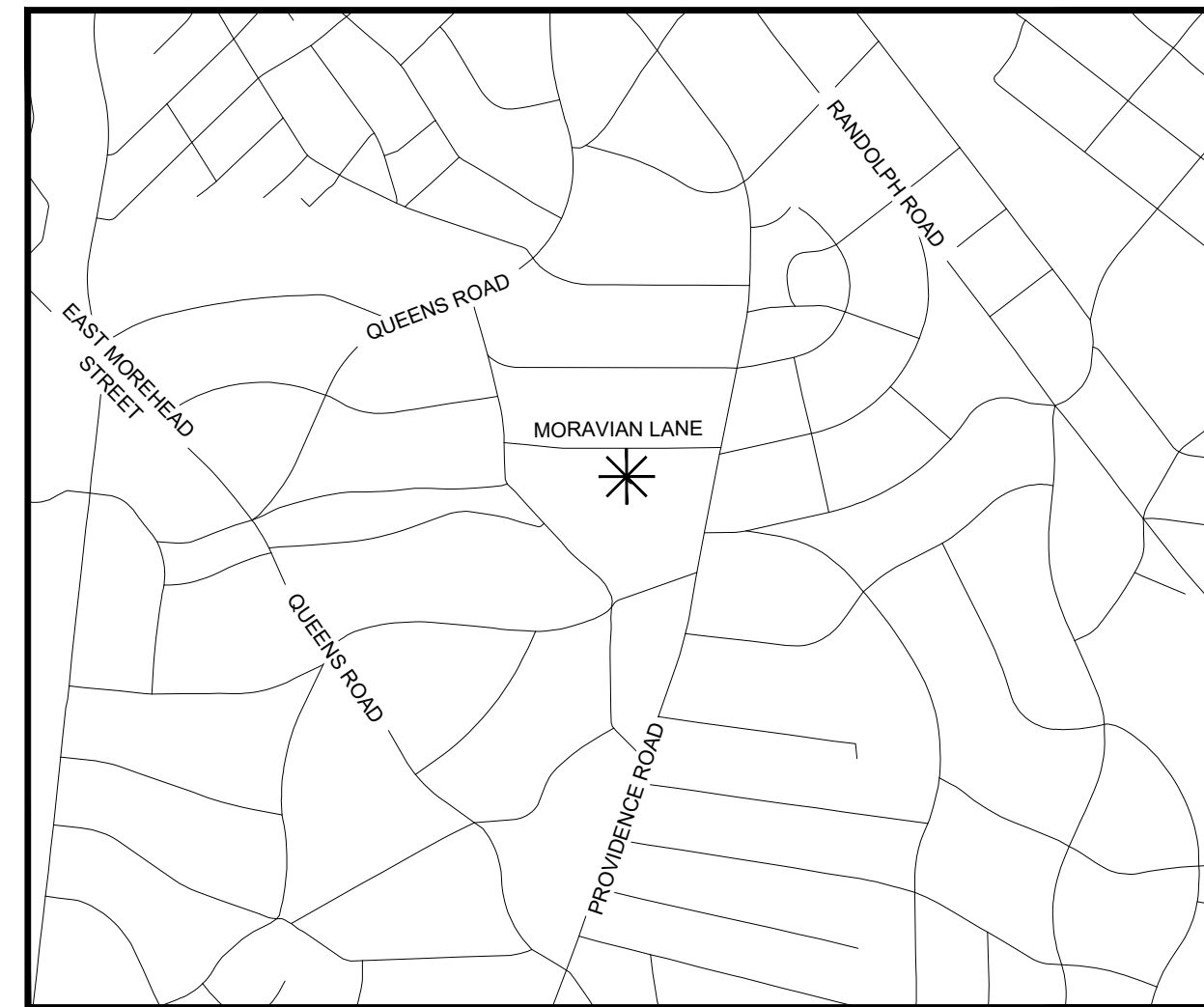
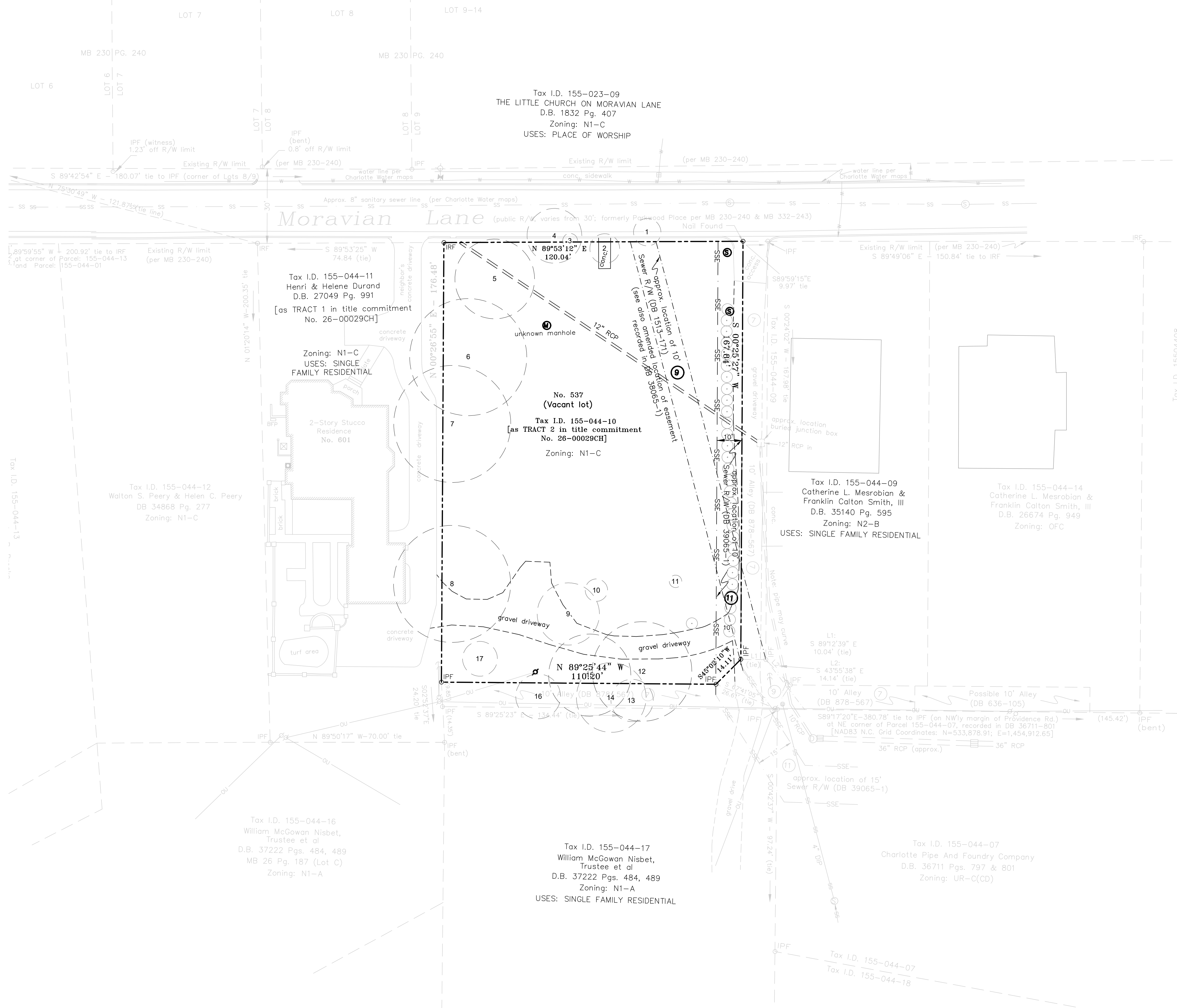


Planning Department

APPROVED BY CITY COUNCIL

RZP-2026-031

Approved: 09/21/2026

NTS
VICINITY MAP

EXISTING TREE KEY

	<u>TREE SPECIES</u>	<u>SIZE (DBH)</u>	<u>CONDITION</u>
1.	LAGERSTROEMIA INDICA	11.5	FAIR
2.	LAGERSTROEMIA INDICA	12.5	FAIR
3.	LAGERSTROEMIA INDICA	6.5	POOR
4.	ACER SACCHARUM	22.5	GOOD
5.	MAGNOLIA GRANDIFLORA	32.5	GOOD
6.	LIRODENDRON TULIPIFERA	47.5	FAIR
7.	LIRODENDRON TULIPIFERA	47	FAIR
8.	QUERCUS PHELLOS	47	FAIR
9.	QUERCUS NIGRA	25.5	FAIR
10.	MORUS RUBRA	9.5	FAIR
11.	LIRODENDRON TULIPIFERA	40	GOOD
12.	QUERCUS PHELLOS	5	FAIR
13.	CELTIS OCCIDENTALIS	17.5	FAIR
14.	LIRODENDRON TULIPIFERA	28.5	FAIR
15.	QUERCUS PHELLOS	33	GOOD
16.	CELTIS OCCIDENTALIS	18.5	FAIR
17.	CELTIS OCCIDENTALIS	14	FAIR

LandDesign.

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NC ENG. FIRM LICENSE # C-0658

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PIPE AND FOUNDRY COMPANY®

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KEY MAP

SEAL

PROJECT

**537 MORAVIAN
LANE PARKING
LOT**

REZONING PETITION NO
RZP-2026-031

LANDDESIGN PROJ.# 1025414

REVISION / ISSUANCE

[illegible]

SCALE NORTH

VERT: ####
HORZ: 1" = 20'

SHEET TITLE

EXISTING CONDITIONS

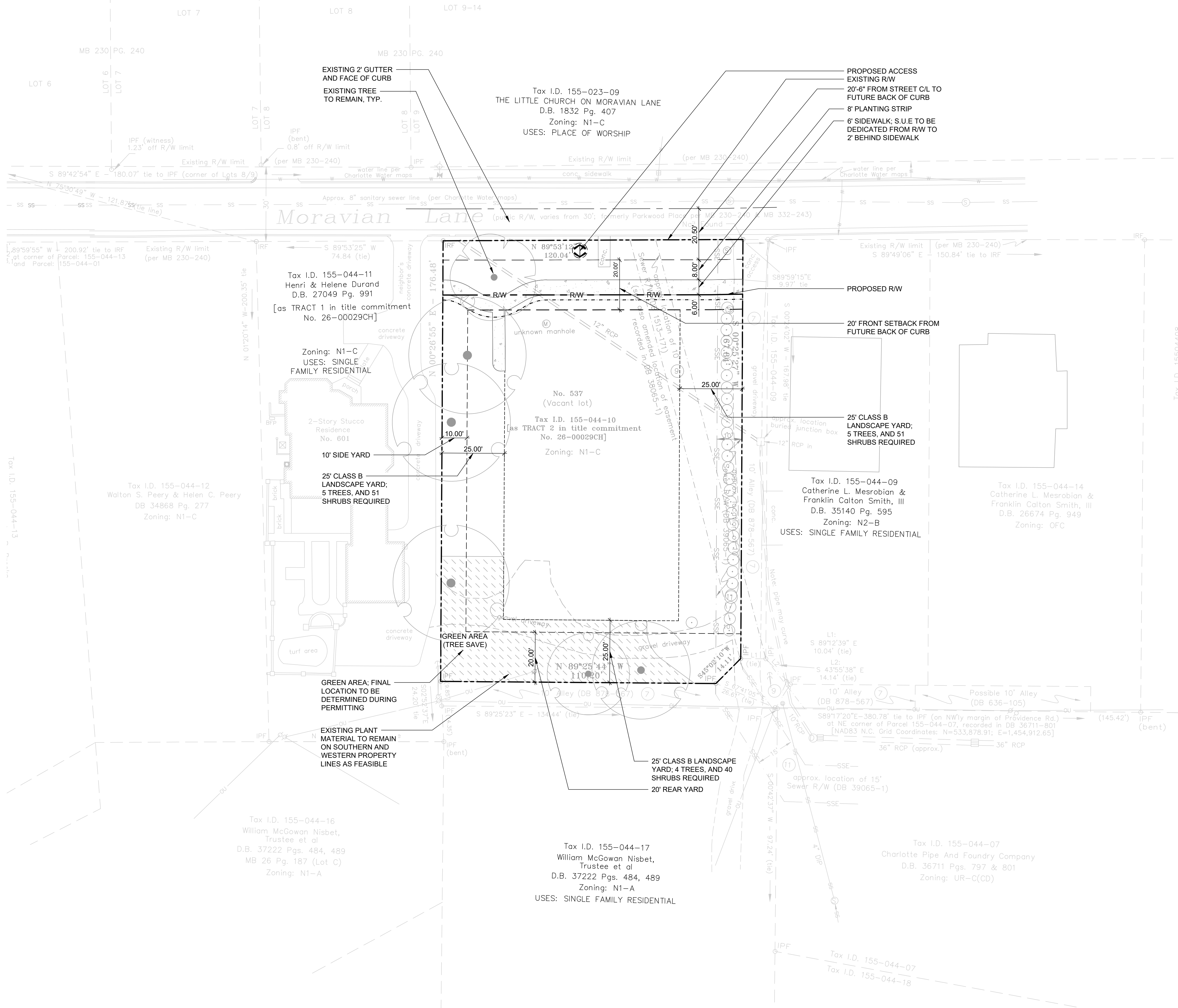
SHEET NUMBER

RZ-1



RZP-2026-031

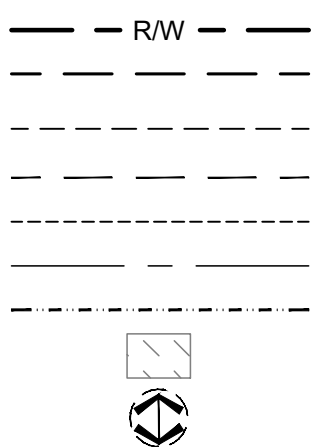
Approved: 09/21/2026

NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

- SITE ACREAGE: 0.48 AC (20,909 SF)
 - TAX PARCEL: 155-044-10
 - EXISTING ZONING: N1-C (NEIGHBORHOOD 1)
 - PROPOSED ZONING: NC (NEIGHBORHOOD CENTER)
 - PROPOSED USES: PARK LOT (PRIMARY USE)
 - NUMBER OF PARKING SPACES: +/-25
 - OPEN SPACE: NA
 - FRONT SETBACK: 20'
 - SIDE SETBACK: 0' OR 10' (IF ADJACENT TO N1 ZONING)
 - REAR SETBACK: 0' OR 10' (IF ADJACENT TO N1 ZONING)
 - GREEN AREA: REQUIRED (16% OF SITE= 21,226 SF - 2631 SF (FUTURE
 ROW)= 18,595 SF (15% = 2,789 SF)
 - 25' CLASS B LANDSCAPE YARD: 1 SHRUB PER 3 FEET, 1 TREE PER 30
 FEET, 40% OF TREES SHALL BE EVERGREEN

SITE LEGEND



PROPOSED R/W
SETBACK
SIDE/REAR SETBACK
FUTURE BACK OF CURB
LANDSCAPE YARD
CENTER LINE
S.U.E.
GREEN AREA
PROPOSED FULL MOVEMENT SITE ACCESS

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KEY MAP

SEAL

PROJECT

**537 MORAVIAN
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REZONING PETITION NO.
RZP-2026-031

LANDDESIGN PROJ.#

REVISION / ISSUANCE

[illegible]

SCALE

NORTH

VERT: ####
HORZ: 1" = 20'

SHEET TITLE

TECHNICAL DATA SHEET

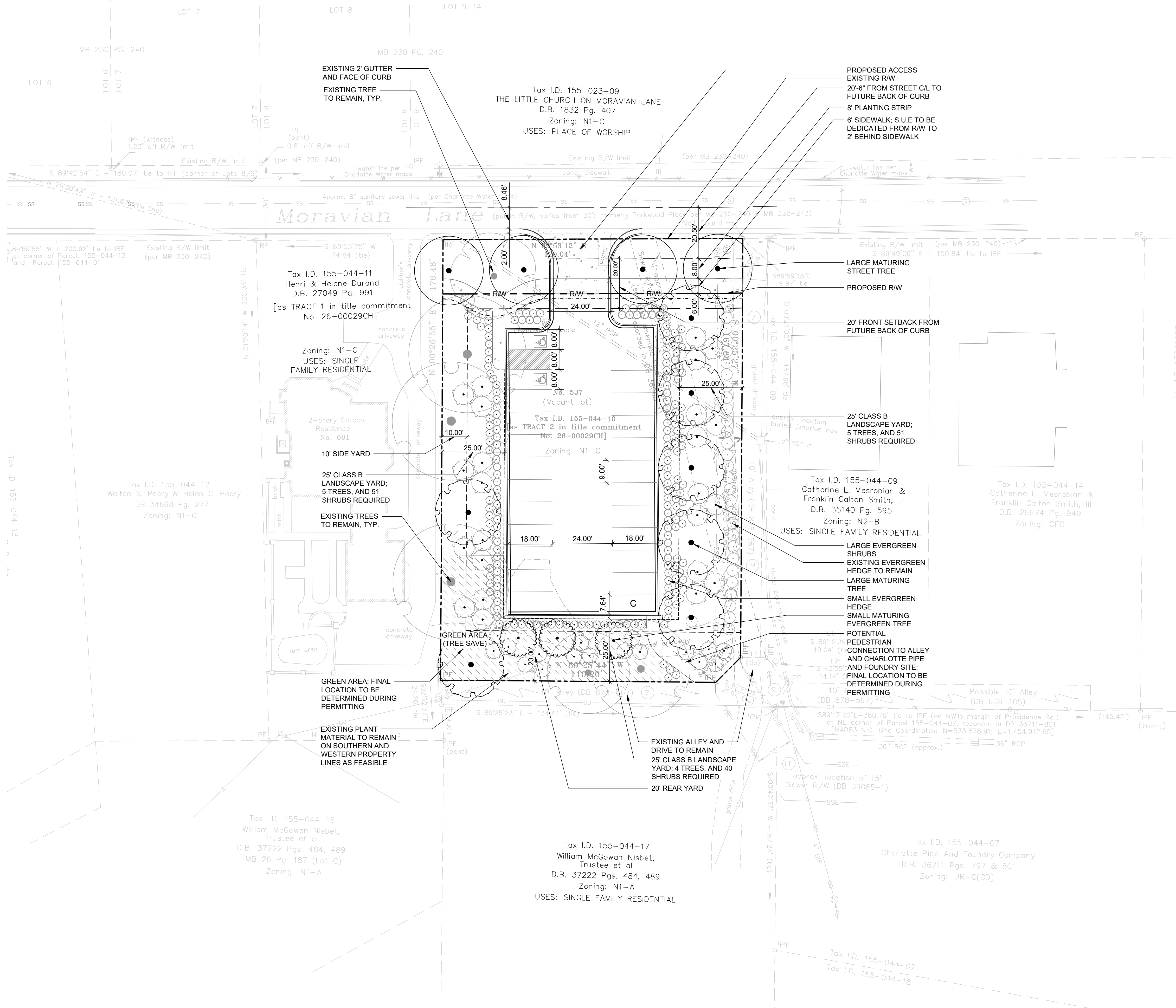
SHEET NUMBER

RZ-2



RZP-2026-031

Approved: 09/21/2026

NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

- SITE ACREAGE: 0.48 AC (20,909 SF)
- TAX PARCEL: 155-044-10
- EXISTING ZONING: N1-C (NEIGHBORHOOD 1)
- PROPOSED ZONING: N1-C (NEIGHBORHOOD CENTER)
- PROPOSED USES: PARKING LOT (PRIMARY USE)
- NUMBER OF PARKING SPACES: +/-25
- OPEN SPACE: NA
- FRONT SETBACK: 20'
- SIDE SETBACK: 0' OR 10' (10' IF ADJACENT TO N1 ZONING)
- REAR SETBACK: 0' OR 10' (10' IF ADJACENT TO N1 ZONING)
- GREEN AREA, REQUIRED: 15% OF SITE= 21,226 SF - 2631 SF (FUTURE R/W)= 18,595 SF (15%) = 2,789 SF
- 25' CLASS B LANDSCAPE YARD - 1 SHRUB PER 3 FEET; 1 TREE PER 30 FEET. 40% OF TREES SHALL BE EVERGREEN

SITE LEGEND

	PROPOSED R/W
	SETBACK
	SIDE/REAR SETBACK
	FUTURE BACK OF CURB
	LANDSCAPE YARD
	CENTER LINE
	S.U.E.
	GREEN AREA

PLANTING NOTE:

PLANTING LAYOUT IS TO SHOW INTENT ONLY. FINAL CONFIGURATION TO BE DETERMINED DURING PERMITTING

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KEY MAP

SF41

PROJECT

**537 MORAVIAN
LANE PARKING
LOT**

REZONING PETITION NO.
RZP-2026-031

LANDDESIGN PROJ.# 1025414

REVISION / ISSUANCE

[illegible]

SCAL

VERT: ####
HORZ: 1" = 20'

SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ-3



Planning Department

APPROVED BY CITY COUNCIL

RZP-2026-031

Approved: 09/21/2026

Moravian Rezoning
DEVELOPMENT STANDARDS

Petitioner: Charlotte Pipe and Foundry Co.

Rezoning Petition No. 2026-031

8/20/2026

Site Development Data:

--Acreage: ± 0.48 acres
--Tax Parcel: 155-044-10
--Existing Zoning: N1-C
--Proposed Zoning: NC(CD)
--Existing Use: Vacant
--Proposed Use: Surface Parking

I. General Provisions:

- a. **Site Description.** These Development Standards and, if provided, the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Charlotte Pipe and Foundry Co. (“Petitioner”) to accommodate a surface parking lot with buffering and landscaping on an approximately 0.48-acre parcel 155-044-10 located on the south side of Moravian Lane, east of Providence Road (the “Site”).
- 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 (the “UDO”).

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the NC zoning district shall govern development taking place on the designated portion of the Site.

II. Permitted Uses and Maximum Development

The Site shall only be used as a surface parking lot, including all accessory and incidental uses as permitted in the NC zoning district. There shall be no primary buildings constructed on the Site. The intent of this surface parking lot is to serve as an overflow lot for the existing Charlotte Pipe and Foundry Product Knowledge Building located at 520 Providence Road.

III. Transportation

- a. Petitioner shall dedicate a SUE from the back of right-of-way to two feet behind the sidewalk along the Site's frontage of Moravian Lane.
- b. Eastern alley access shall remain open.
- c. Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- d. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- e. 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. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

IV. Stormwater

- a. Petitioner shall route the existing stormwater piping system related to parcel 155-044-07 (512 Providence Road, owned by Charlotte Pipe and Foundry Company) so that stormwater runoff from parcel 155-044-07 is separated from the existing shared system with parcel 155-044-09 (531 Moravian Lane, owned by Catherine Mesorbian and Franklin Smith). Final location of the reconfigured system to be determined during permitting in coordination with Charlotte Storm Water Services and adjacent neighbors to limit impact on surrounding properties.
- b. Petitioner shall replace the portion of the existing 12" shared system with parcel 155-044-09 that crosses the proposed parking lot site. Final design of the storm line replacement to be determined during permitting in coordination with Charlotte Storm Water Services and adjacent neighbors to limit impact on surrounding properties.
- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- d. The location, size, and type of storm water management systems, if depicted on the Rezoning Plan, are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

V. Buffers & Landscaping

- a. Petitioner shall provide a twenty-five (25) foot wide Type B Landscape Yard as generally depicted on the Rezoning Plan with plantings in excess of the Type B requirements utilizing large maturing shrubs as generally shown on the Rezoning Plan. Supplemental and excess planting locations as shown on the Rezoning Plan are illustrative and final locations shall be determined during the permitting phase of development, taking into account the health and preservation of large maturing trees.
- b. Petitioner will use best practices to preserve the large maturing trees as illustrated on the Rezoning Plan. The Petitioner commits to consult with a licensed arborist during the land development process. If for some reason a tree labeled as "to remain" cannot be saved or does not survive within six (6) months of parking lot paving, it will be replaced with a new tree of three (3) inch minimum caliper, subject to City approval, if necessary for street trees.
- c. Petitioner shall utilize pervious paving material where feasible for parking lot construction.

VI. Lighting

- a. All lighting on the Site shall be shielded from adjacent properties, downwardly directed, and at a pedestrian scale. There shall be zero footcandles at the property line.

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KEY MAP

SF41

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REVISION / ISSUANCE

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SCALE NORTH

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SHEET TITLE

DEVELOPMENT STANDARD NOTES

SHEET NUMBER

RZ-4