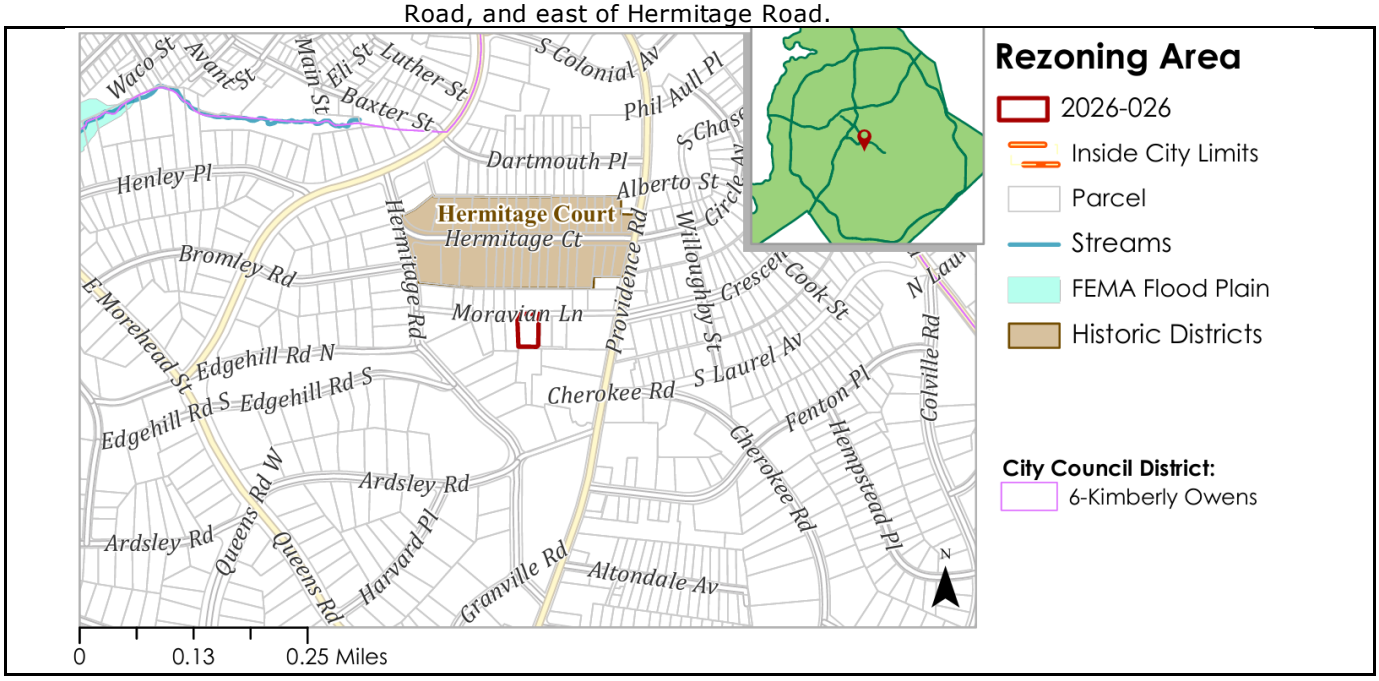
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2026-031
Final Staff Analysis

City Council Decision Date: September 21, 2026

REQUEST	Current Zoning: N1-C (Neighborhood 1-C) Proposed Zoning: NC(CD) (Neighborhood Center, Conditional)
LOCATION	Address: 537 Moravian Lane, Charlotte, NC 28207 Approximately 0.48 acres located south of Moravian Lane, west of Providence Road, and east of Hermitage Road.



SUMMARY OF PETITION	The petition proposes the development of a parking lot with approximately 25 parking spaces, the site is currently vacant.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	Charlotte Pipe and Foundry Co Charlotte Pipe and Foundry Co Collin Brown & Brittany Lins; Alexander Ricks PLLC
COMMUNITY MEETING	The community meeting was held on July 6, 2026 and 9 people from the community attended. The community meeting report notes that items discussed at the meeting included details about the 0.48-acre site on Moravian Lane, explaining its current residential zoning and surrounding higher-density and commercial context. Mr. Brown outlined the request for conditional Neighborhood Center zoning to allow a landscaped surface parking lot with no buildings, enhanced buffers, and preserved mature trees. The team reviewed prior outreach with neighbors, noting discussions about stormwater issues, parking congestion near the daycare, and proposed improvements to address those concerns. During open discussion, attendees asked about lighting, surface materials, and access control, and the petitioner committed to downward, pedestrian-scale lighting and ongoing evaluation of site details. The meeting closed with clarification on the tentative rezoning timeline. The full meeting report is available online.

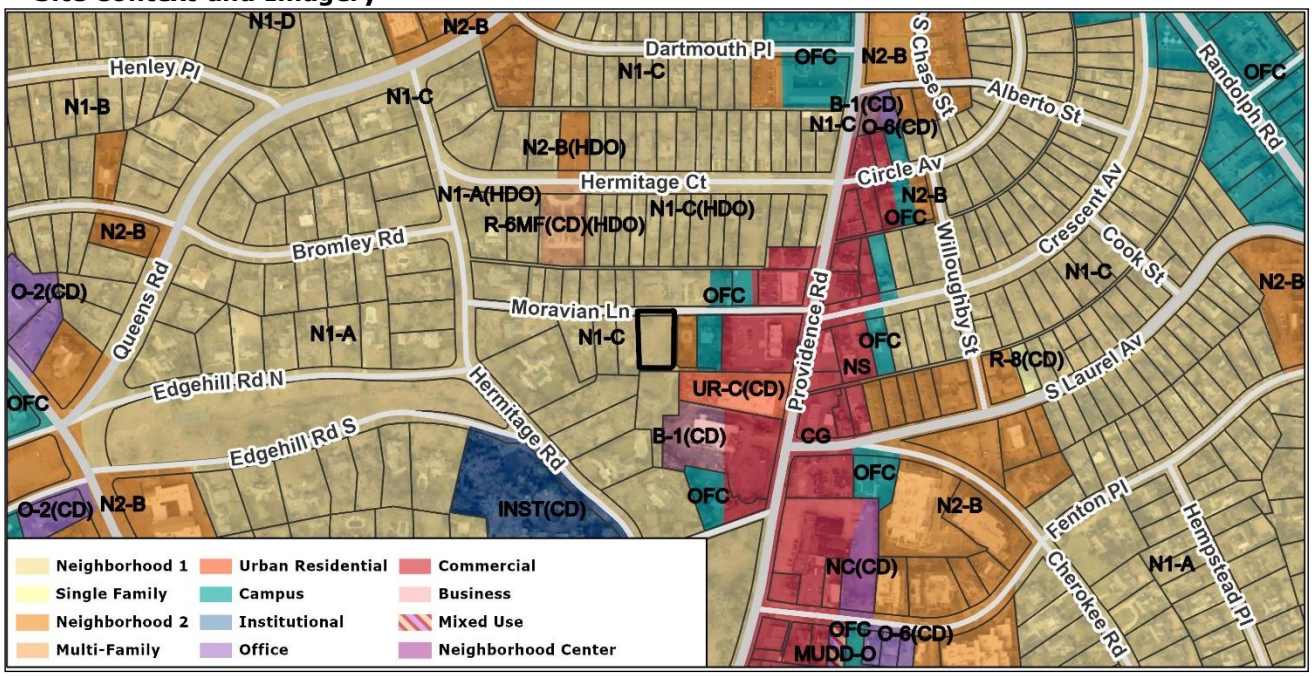
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. <u>Plan Consistency</u> The petition is **inconsistent** with the goals and policies of the *South Inner Community Area Plan.* <u>Rationale for Recommendation</u> • The proposed use is not cohesive with the surrounding development pattern. The site is not an existing commercial location and does not fit the established Neighborhood 1 and Neighborhood 2 Place Types that frame the area. • The location is outside Uptown and not within an identified access-to-amenities, goods, and services gap, reducing justification for introducing new auto-oriented infrastructure. • Although the site is adjacent to Neighborhood 1 and across from Neighborhood 2, both preferred adjacencies under the Minor Map Amendment Criteria for considering a change to the Neighborhood Center Place Type, the petition does not contribute to the intended neighborhood-scale development character. • The request proposes a surface overflow parking lot serving an off-site business (Charlotte Pipe and Foundry Co.). Principal parking uses are only appropriate at the edges of a Neighborhood Activity Center (NAC), not in interior areas intended to support walkable, neighborhood-serving development. Moravian Lane, which would provide access to the site, is a narrow residential street characterized predominantly by single-family homes. The introduction of a surface parking lot in this context would conflict with both the form and walkability objectives of the NAC Place Type. • The petition is not aligned with the Charlotte *Future 2040 Policy Map* recommendation for the Neighborhood 1 Place Type. • The petition does not support or further any priority goals identified in the *South Inner Community Area Plan*. • The petition commits to preserving existing vegetation when feasible, specifically along the southern and western boundary to be mindful of the shared boundaries with single family uses. The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 recommended Place Type to the Neighborhood Center Place Type for the site.

PLANNING STAFF REVIEW

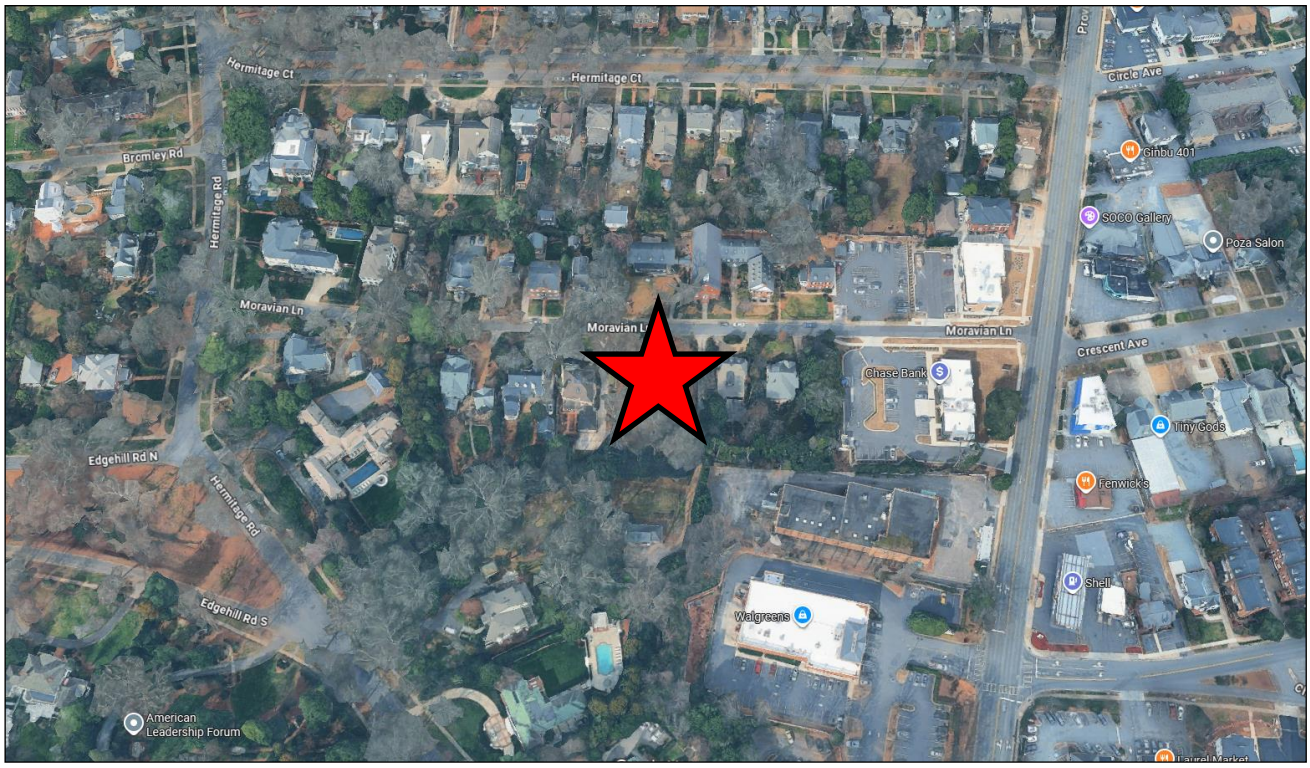
- **Background and Zoning District Summary**
  - Existing Zoning:
    - N1-C: This district allows for single family, duplex, triplex, and quadraplexes in some situations, as well as a limited number of other uses on lots that are 6,000 square feet or greater.
  - Proposed Zoning:
    - NC: This district is intended to support a pedestrian-friendly, mixed-use neighborhood environment, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods.
    - Conditional (CD): This petition includes a site plan and proposes site-specific commitments that further restrict the use of the site.

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - The petition proposes the development of a surface parking lot as the primary use, with approximately 25 parking spaces.
  - The following site layout and landscape elements are included:
    - A 20-foot front setback from the future back-of-curb.
    - Side and rear setbacks of 0 or 10 feet when adjacent to Neighborhood 1 zoning.
    - 25-foot Class B landscape yards containing required tree and shrub quantities, including the mandated evergreen percentage along the parameter of the site. Commits to exceed the minimum planting standards for a Class B Landscape Yard.
    - Preservation of existing mature trees and evergreen hedges within designated tree-save/green areas and along the southern and western property boundaries.
    - Commits to providing a lighting plan during permitting to ensure compliant, appropriately shielded lighting that minimizes spillover onto adjacent properties.
    - Commits to using pervious paving material where feasible.
  - The following transportation and streetscape improvements are proposed:
    - Full-movement access point from Moravian Lane.
    - An 8-foot planting strip and 6-foot sidewalk along the public frontage.
    - The petition commits to a potential, additional pedestrian path on the southern portion of the site, if feasible, to provide additional accessibility.

- **Site Context and Imagery**



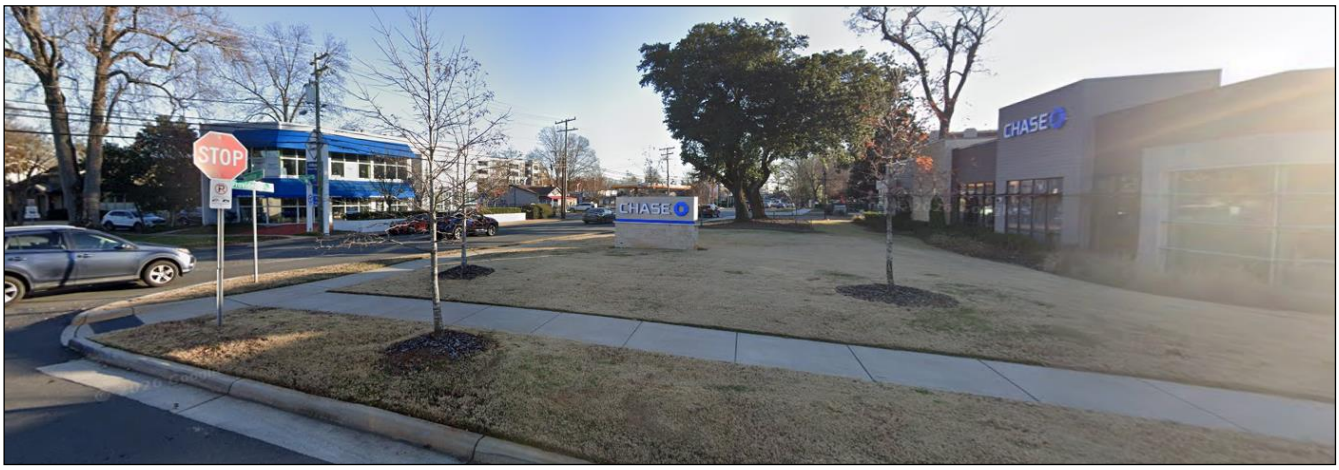
  - The site is located within the N1-C (Neighborhood 1) zoning district, characterized primarily by single-family residential development. The immediate area includes a mix of N1-C and N1-A residential zoning to the west and north, with OFC (Office Flex Campus) and UR-C (Urban Residential–Commercial) zoning located immediately east and southeast of the site. Providence Road serves as a major transportation corridor to the east, with a transition to more intense commercial and mixed-use zoning along the corridor.



- The site is situated within an established residential area characterized primarily by single-family homes and noticeable tree canopy. Commercial and office uses are concentrated along Providence Road to the east, including retail, banking, and service-oriented uses. Additional residential development surrounds the site to the north, west, and south, with a mix of institutional and commercial uses located farther to the south and southeast.

- This is a street view of the site which is currently vacant.

- This is a street view north of the site on Moravian Lane showing a daycare center and church.

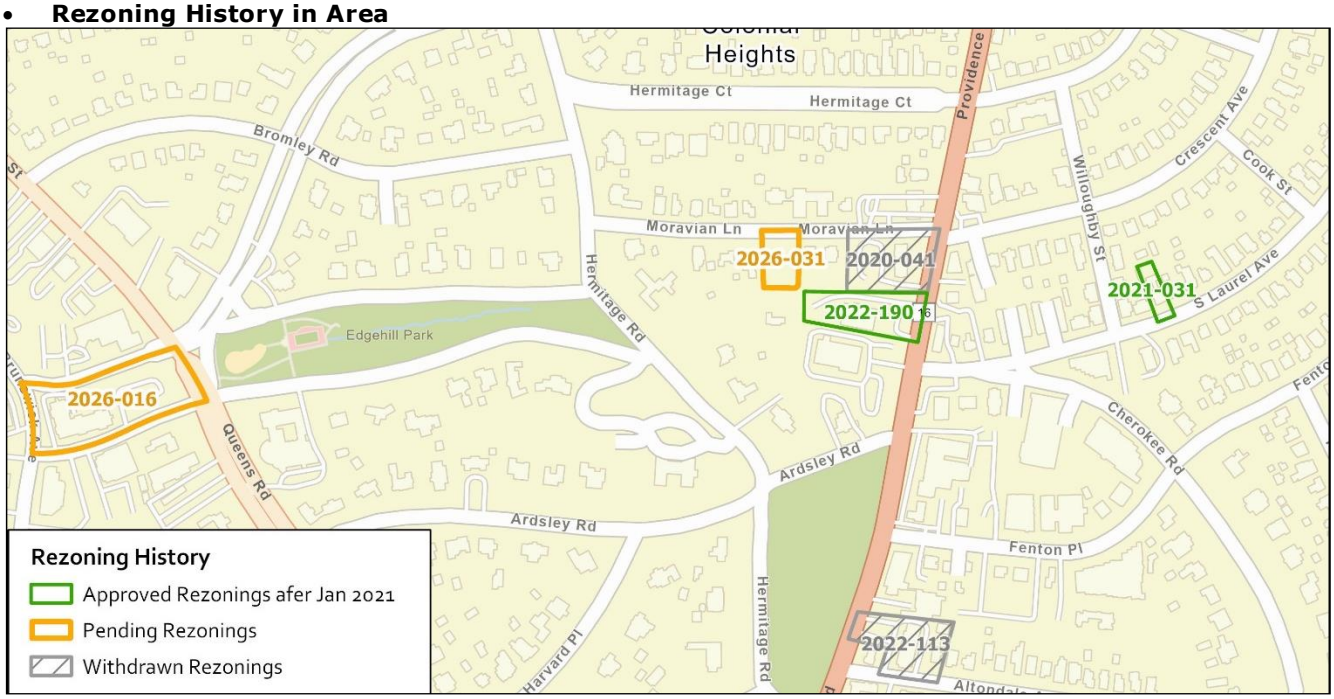


- This is a street view east of the site at the intersection of Moravian Lane and Providence Road showing a transition to more intense commercial and mixed-use zoning such as banks, restaurants, and office space.

- This is a street view south of the site on Hermitage road showing established single family homes.

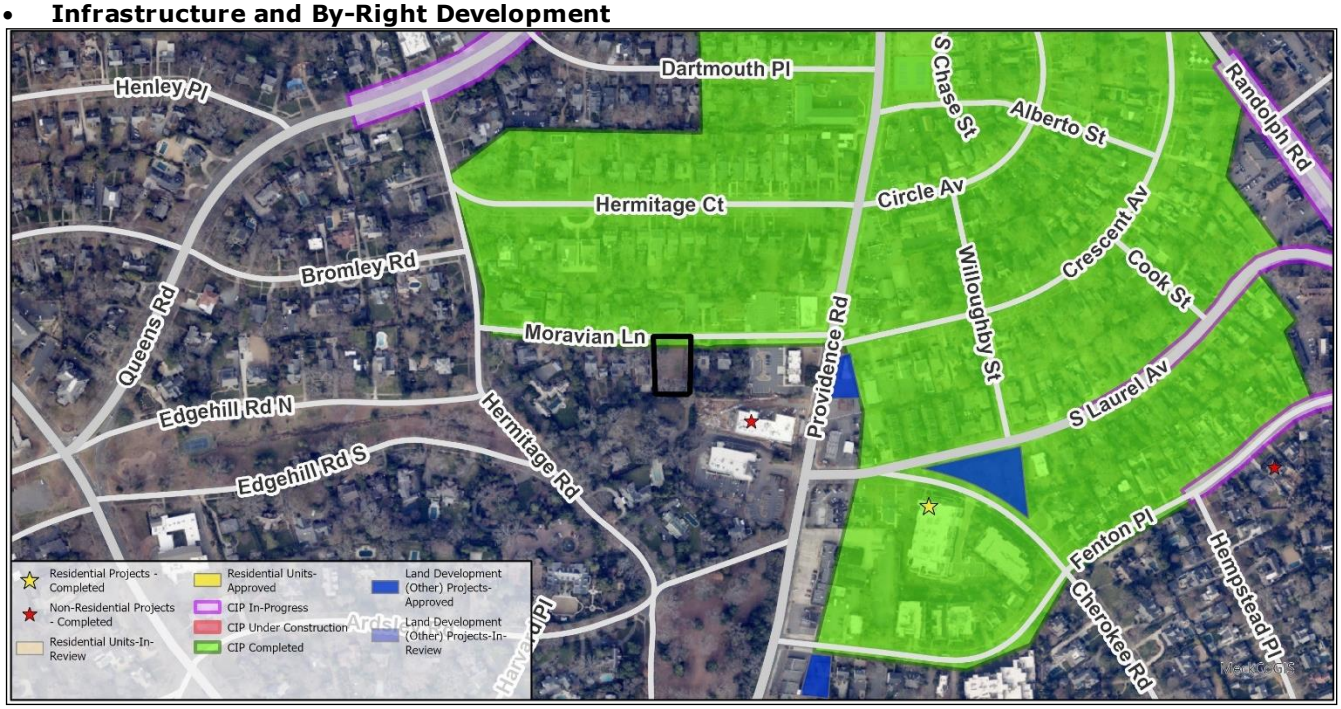
- This is a street view west of the site at the intersection of Moravian Lane and Hermitage Road showing established single family homes.

- **Rezoning History in Area**



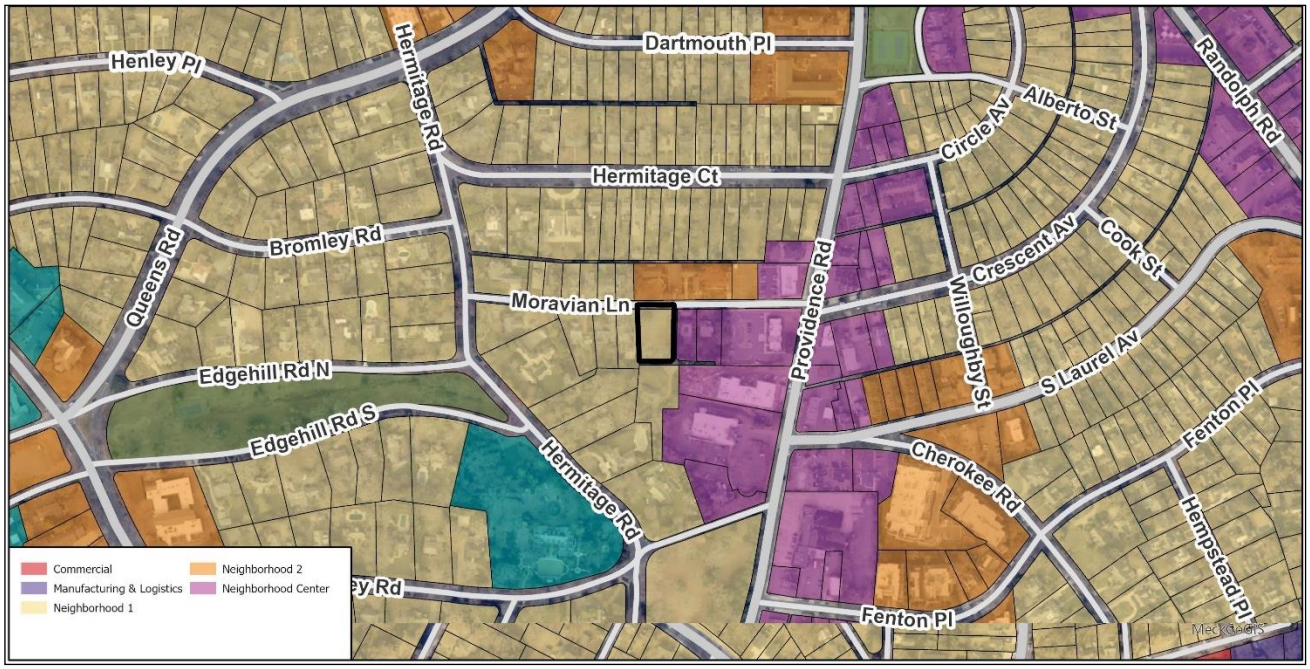
Petition Number	Summary of Petition	Status
2020-041	Rezoned X acres from B-1(neighborhood business) district to O-2 (office) district to allow for allow all uses within the O-2 zoning district for a site in south Charlotte developed with a funeral home constructed in 1926.	Rezoning Withdrawn
2021-031	Rezoned 0.23 acres from R-5 (Single Family Residential) district to R-8(CD) (Single Family Residential, Conditional) district to allow for residential uses on a parcel, including a duplex on a lot developed with a single family residence constructed in 1925.	Rezoning Approved permit application submitted and approved (LDPLAT-2024-00167). Construction is being completed.
2022-190	Rezoned 1.08 acres from UR-C(CD) (urban residential – commercial, conditional) district to UR-C(CD) SPA (urban residential – commercial, conditional, site plan amendment) district to allow for a site plan amendment to a previously approved petition, 2011-008, to allow for the site to be redeveloped with nonresidential uses.	Rezoning Approved. permit application submitted and approved (LDCP-2023-00224). Construction is being completed.
2026-016	Rezoned 1.88 acres from N2-B (Neighborhood 2-B) district to N2-C(CD) (Neighborhood 2-C, Conditional) district to allow for the development of up to 225 multi-family stacked residential units.	Pending Rezoning

- **Infrastructure and By-Right Development**



- This map depicts infrastructure projects, rezonings, and projects occurring by-right in the vicinity of the subject rezoning. By-right development is development that without exception complies with all standards of the zoning district in which the development is taking place. A project occurring by-right denotes that the development is allowed on the property and needs only to show that the development will meet the ordinance standards).
- More information on the specific projects in this area can be found using [Development Near Me]

- **Public Plans and Policies**



- The *South Inner Community Area Plan* and accompanying *2040 Policy Map* recommends the Neighborhood 1 Place Type. The proposed rezoning is not in alignment with the adopted Neighborhood 1 Place Type. If the rezoning is approved, the adopted place type for the site would be revised to the Neighborhood Activity Center Place Type.
    - Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

- Neighborhood Centers are small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.
- This site is within the *South Inner Community Area Plan*. The rezoning petition does not directly facilitate any of the priority goals for the *South Inner Community Area Plan*.
- Petitions that are out of alignment with the recommended place type for the site are assessed using the Minor Map Amendment Criteria to provide consideration in determining compatibility with the vision and goals of the *2040 Comprehensive Plan*. The criteria is not an exhaustive list and additional factors such as site-specific conditions, context of the area, capital investments, and changes in development patterns may be considered when reviewing rezonings. Below is a table summarizing the criteria for a request that would change a site's place type to Neighborhood Activity Center Place Type.

Criteria for Neighborhood Activity Center Minor Map Amendment	**Description**	**Site Information**
Preferred Minimum Acreage (includes adjacent parcels of the same place type)	5 acres	The petition is for 0.48 acres. It does not meet the minimum acreage on its own but is over 5 acres when combined with the adjacent NC place type that fronts on Providence Road.
Preferred Place Type Adjacencies	N1; N2; CAMP; IMU; CAC; PP	The petition is adjacent to the N1 Place Type and across from the N2 Place Type, which are preferred adjacencies, but the proposed parking lot use directly abutting single family homes is not preferred as it is not an ideal use adjacent to residential
Locational Criteria (all considered)	1. Not within Uptown 2. Adjacent to Neighborhood 1 or Neighborhood 2 on at least one side. 3. Within Access to Amenities Gap (EGF) 4. Existing Commercial	1. The petition is not located within Uptown. 2. The petition is adjacent to N1 on two sides and across the street from N2. 3. The petition is NOT located within an access to amenities, goods and services gap. 4. This is not an existing commercial site.

- **INFRASTRUCTURE COMMENTS**
  - **Charlotte Department of Transportation**
    - The site is located adjacent to Moravian Lane, a City-maintained local street, west of Providence Road, a State-maintained major arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Petitioner is constructing sidewalk in final location, which will help to improve the pedestrian infrastructure in the surrounding area. The petitioner has also committed to ensuring the adjacent alley access to the east remains open. This ensures adjacent parcel maintain access to the maintained ROW. All outstanding CDOT issues have been addressed.
    - **Active Projects:**
      - No Active Projects
    - **Transportation Considerations:**
      - No outstanding issues.
    - **Vehicle Trip Generation:**
      - Current:
        - Existing Use: Trip generation unavailable for this use (based on Vacant Lot).
        - Existing Zoning Entitlements: 20 trips per day (based on N1-C Single Family).
      - Proposed Zoning: Too many uses to determine trip generation trips per day (based on NC Surface Parking).

- **Storm Water Services**
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte Water**
  - Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 6-inch water distribution main along Moravian Ln.
  - Charlotte Water has accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Moravian Ln.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools**
  - Nonresidential petitions do not impact the number of students generated.
  - **Considerations:**
    - See advisory comments at www.rezoning.org
- **Charlotte Area Transit System**
  - **Considerations:**
    - No comments submitted.

CITY DEPARTMENT COMMENTS

- **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.
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Urban Forestry:** No comments submitted.

MECKLENBURG COUNTY COMMENTS

- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Park and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES PRIOR TO PUBLIC HEARING

Environment

~~1. Clarify how trees are being categorized and protected.~~ ADDRESSED

Site and Building Design

~~2. Staff request replicating the language in the conditional notes tied to enhanced plantings so that it is consistent/clear how standards are being exceeded.~~ ADDRESSED

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Sheighla Tippett (980) 384-4632