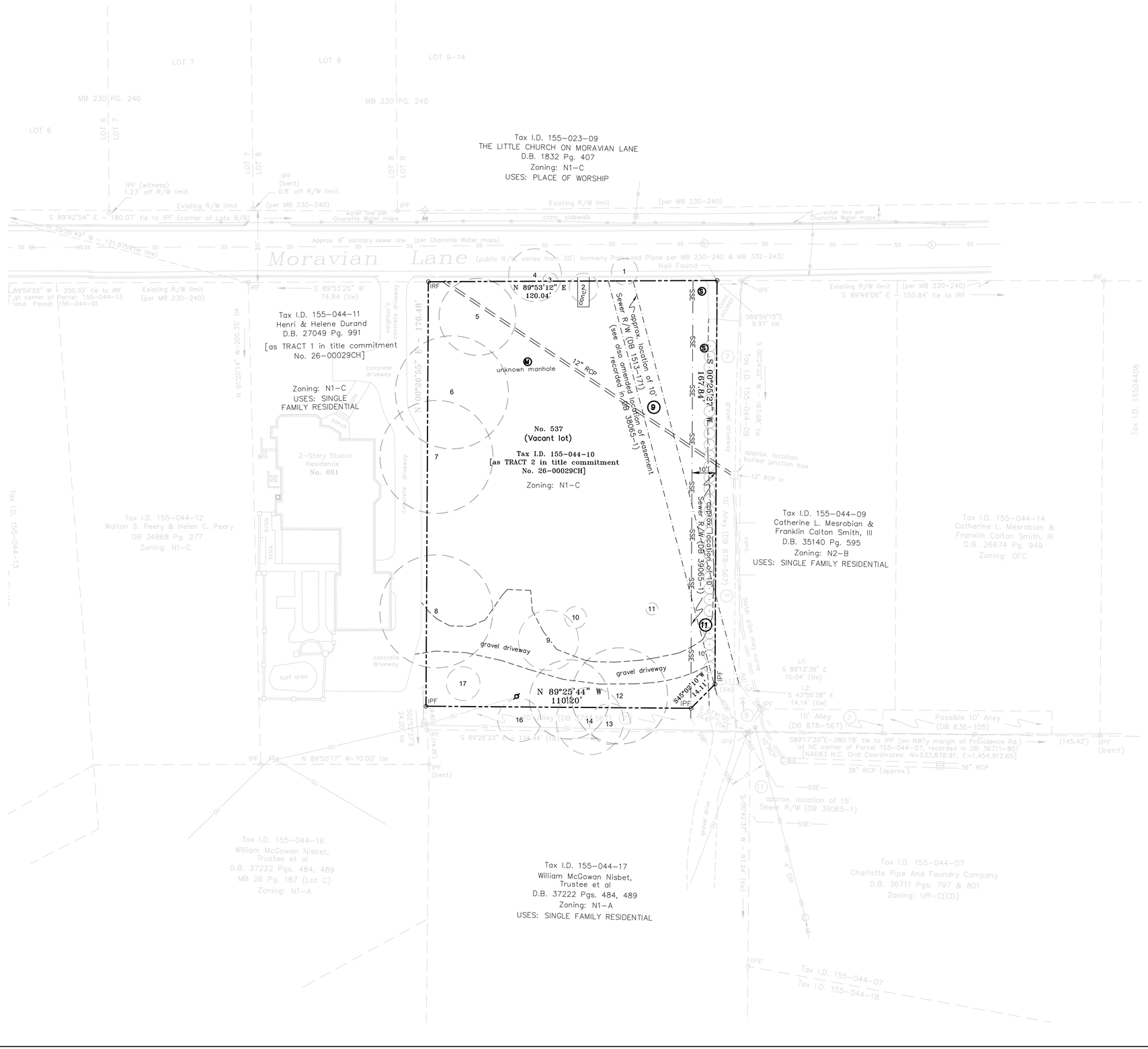

NTS

VICINITY MAP

EXISTING TREE KEY

	TREE SPECIES	SIZE (DBH)	CONDITION
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.	LIRIODENDRON TULIPIFERA	47.5	FAIR
7.	LIRIODENDRON TULIPIFERA	47	FAIR
8.	QUERCUS PHELLOS	47	FAIR
9.	QUERCUS NIGRA	25.5	FAIR
10.	MORUS RUBRA	9.5	FAIR
11.	LIRIODENDRON TULIPIFERA	5	GOOD
12.	QUERCUS PHELLOS	40	FAIR
13.	CELTIS OCCIDENTALIS	17.5	FAIR
14.	LIRIODENDRON TULIPIFERA	28.5	FAIR
15.	QUERCUS PHELLOS	33	GOOD
16.	CELTIS OCCIDENTALIS	18.5	FAIR
17.	CELTIS OCCIDENTALIS	14	FAIR

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CHARLOTTE, NC 28207
704.348.6450

REZONING PETITION NO.
RZP-2026-XX

KEY MAP

SEAL

PROJECT

537 MORAVIAN LANE PARKING LOT

LANDDESIGN PROJ.#
1025414

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMISSION #1	05/14/2026
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SCALE
VERT: ####
HORZ: 1" = 20'
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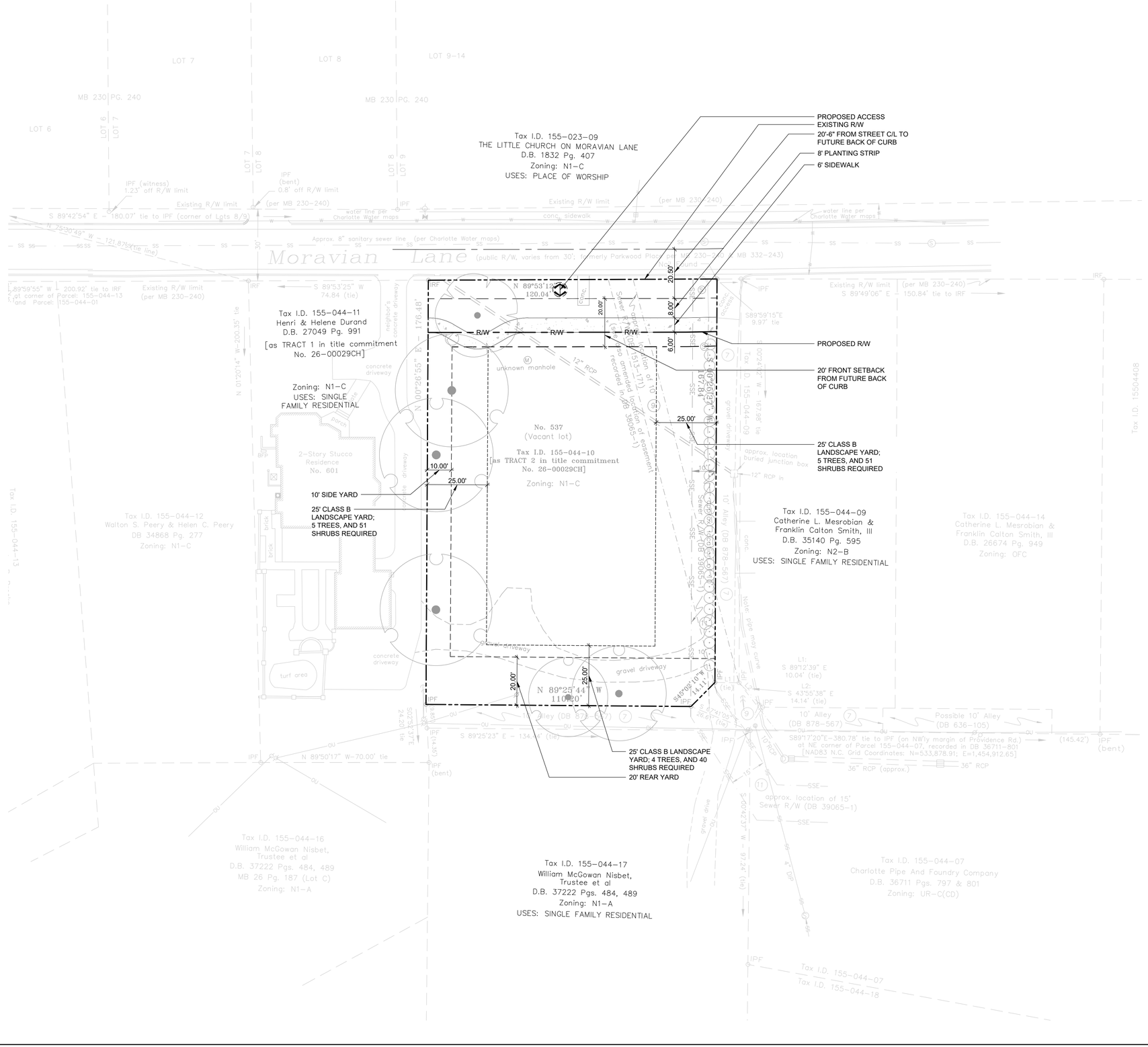
NORTH

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-1



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: 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= 21,021 SF - 2423 SF (FUTURE R/W)= 18,598 SF

SITE LEGEND

- R/W — PROPOSED R/W
- SETBACK
- SIDE/REAR SETBACK
- FUTURE BACK OF CURB
- LANDSCAPE YARD
- CENTER LINE
- PROPOSED FULL MOVEMENT SITE ACCESS

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KEY MAP

SEAL

PROJECT

537 MORAVIAN LANE PARKING LOT

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REVISION / ISSUANCE

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SCALE
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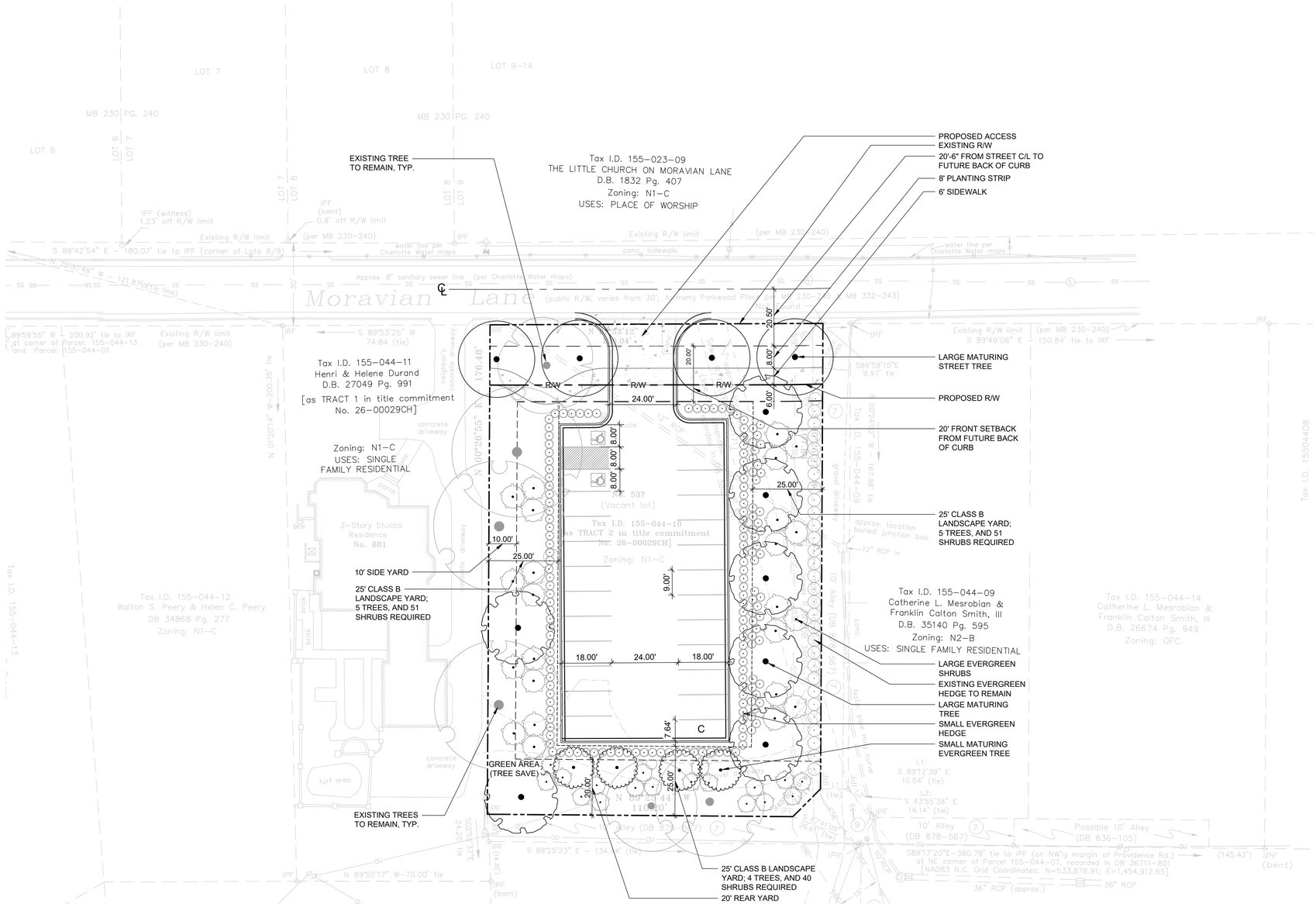
NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-2



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: 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= 21,021 SF - 2423 SF (FUTURE R/W)= 18,598 SF
- 25' CLASS B LANDSCAPE YARD - 1 SHRUB PER 3 FEET; 1 TREE PER 30 FEET. 40% OF TREES SHALL BE EVERGREEN

SITE LEGEND

R/W	PROPOSED R/W
	SETBACK
	SIDE/REAR SETBACK
	FUTURE BACK OF CURB
	LANDSCAPE YARD
	CENTER LINE

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REZONING PETITION NO.
RZP-2026-XX

KEY MAP

SEAL

PROJECT

537 MORAVIAN LANE PARKING LOT

LANDDESIGN PROJ.#
1025414

REVISION / ISSUANCE

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HORZ: 1" = 20'

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NORTH

SHEET TITLE

SITE PLAN

SHEET NUMBER

RZ-3

Moravian Rezoning
DEVELOPMENT STANDARDS
Petitioner: Charlotte Pipe and Foundry Co.
Rezoning Petition No. 2026-[xxx]
5/15/2026

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.

III. Stormwater

a. Petitioner shall reroute 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 Mesrobian 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.

IV. Buffers & Landscaping

a. Petitioner shall provide a twenty-five (25) foot wide Type B Landscape Yard as generally depicted on the Rezoning Plan.

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.

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REZONING PETITION NO.
RZP-2026-XX

KEY MAP

SEAL

PROJECT

537 MORAVIAN LANE PARKING LOT

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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