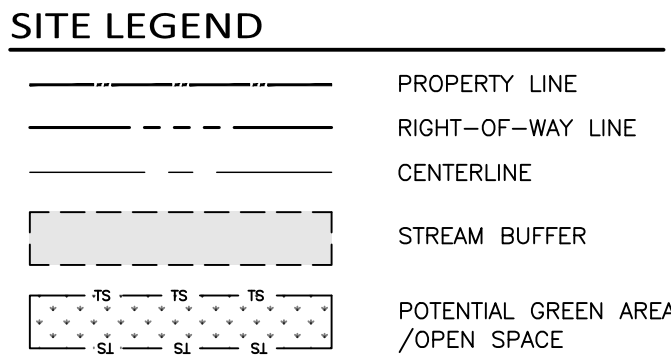
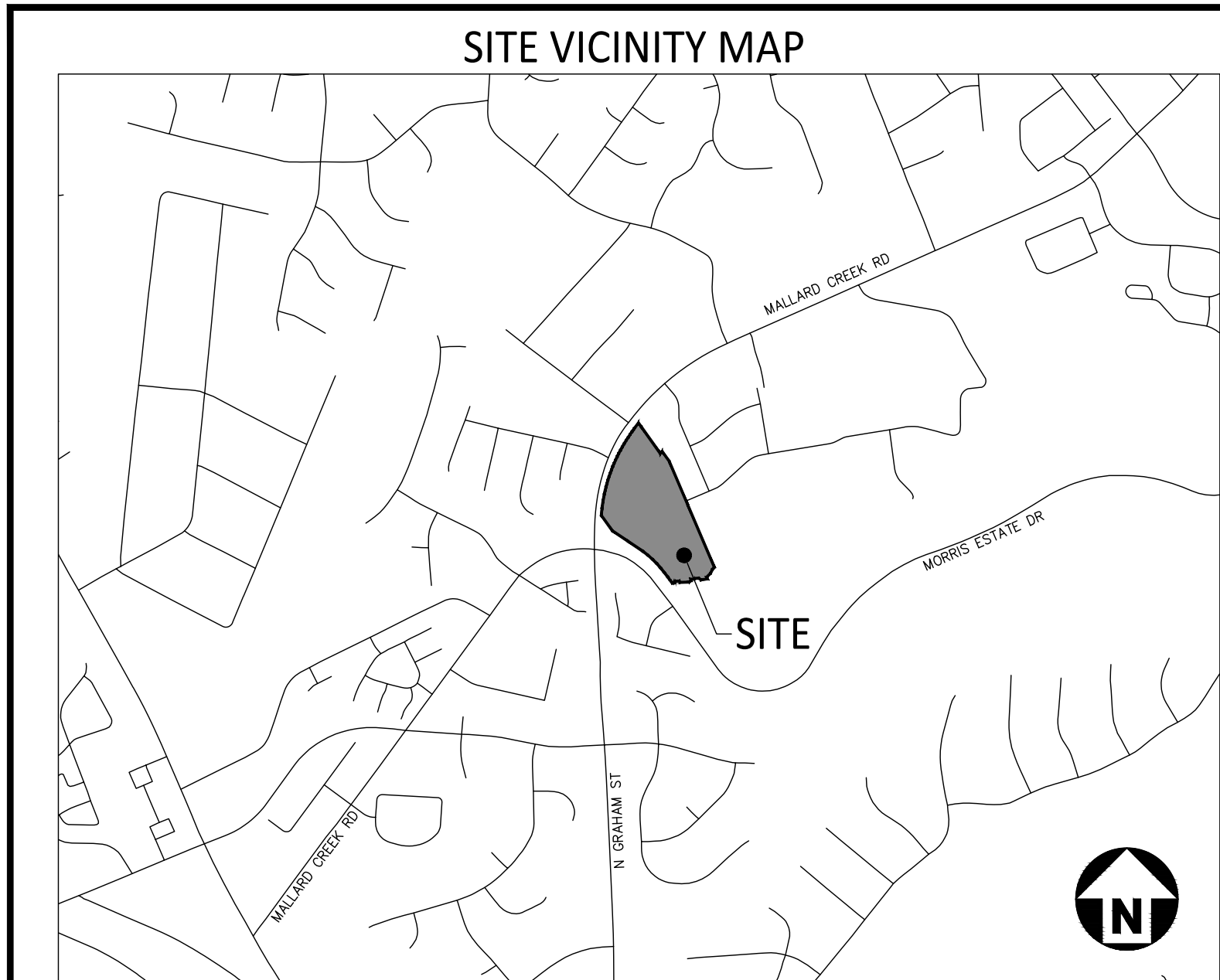
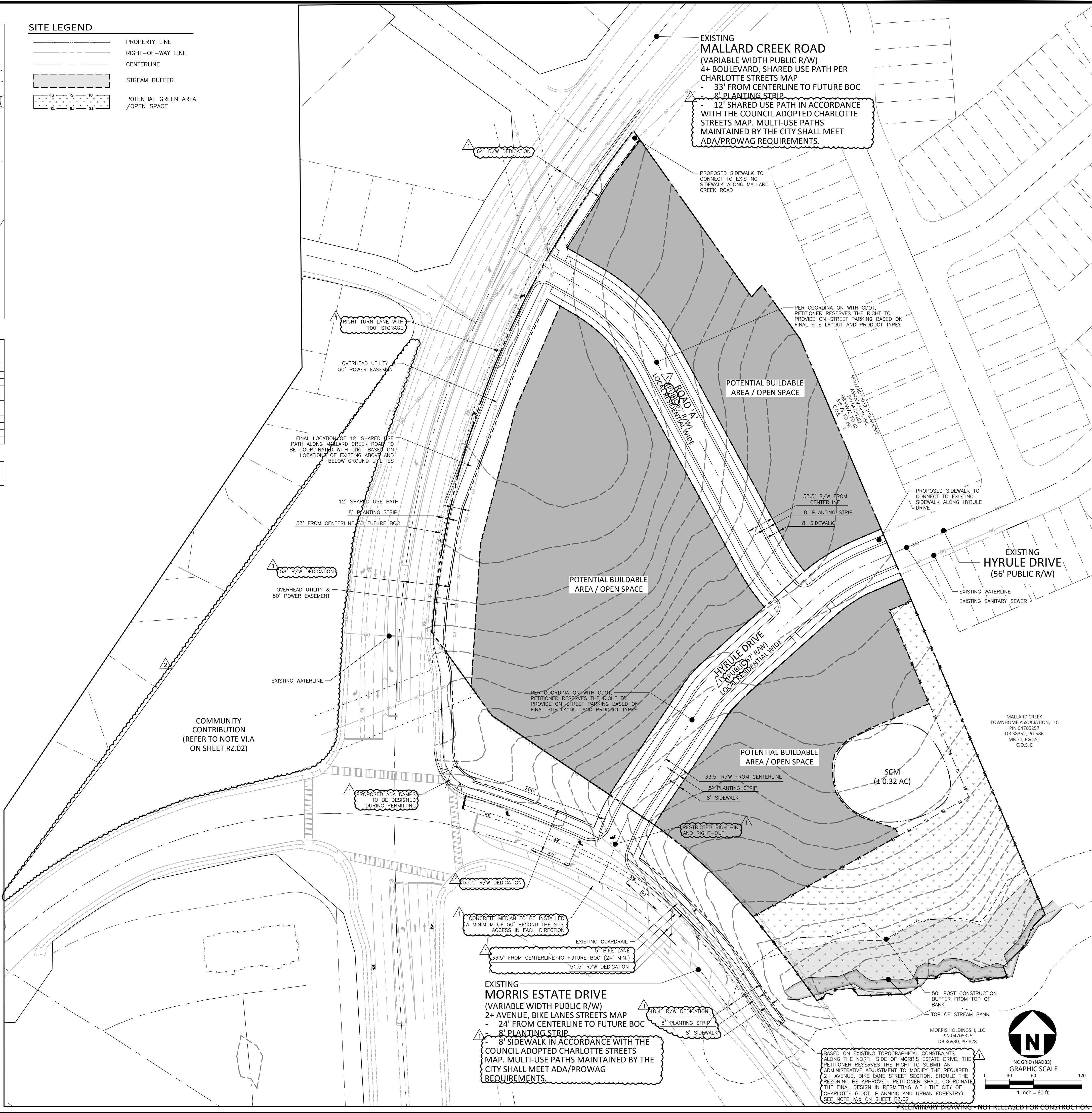
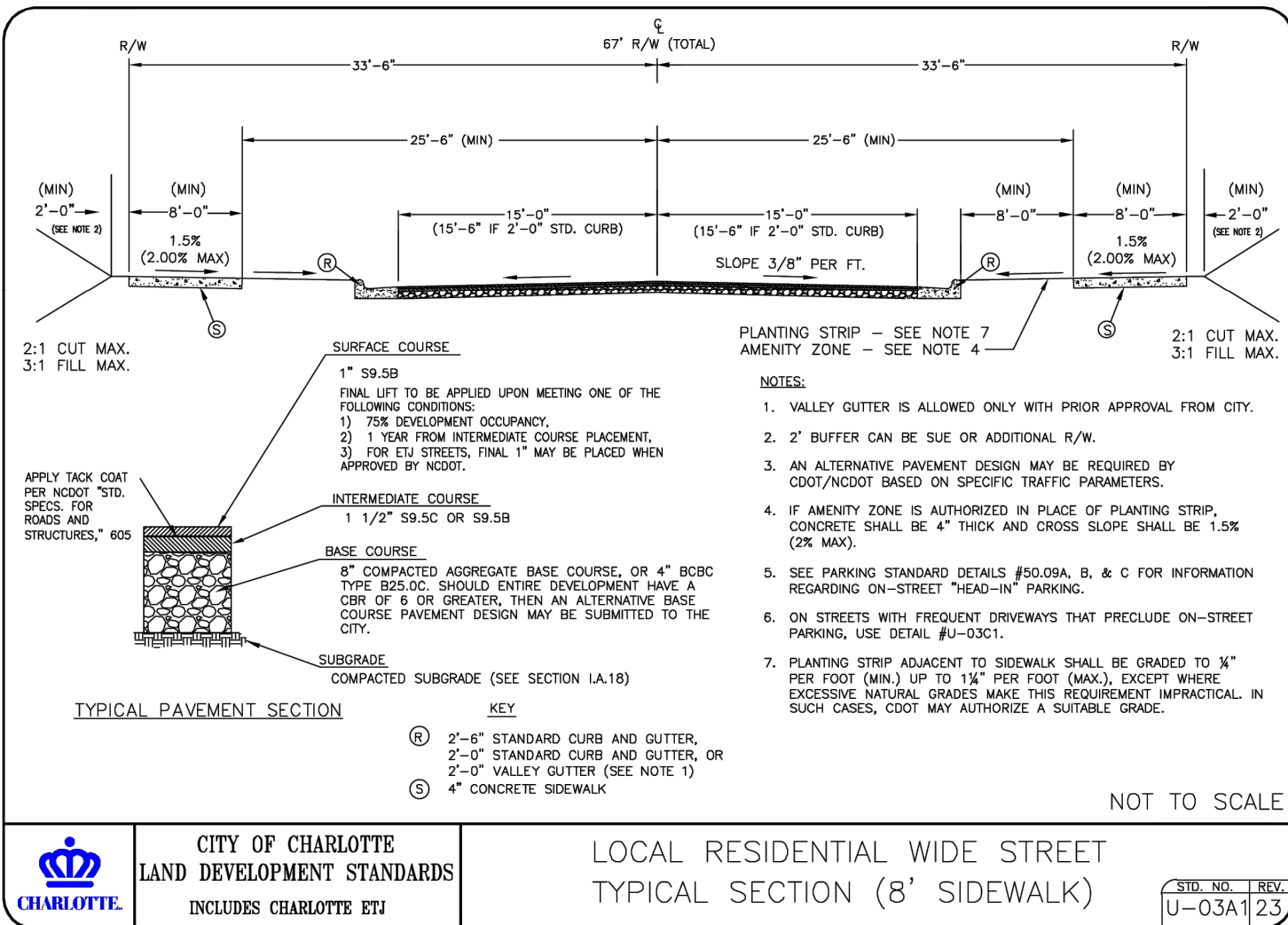
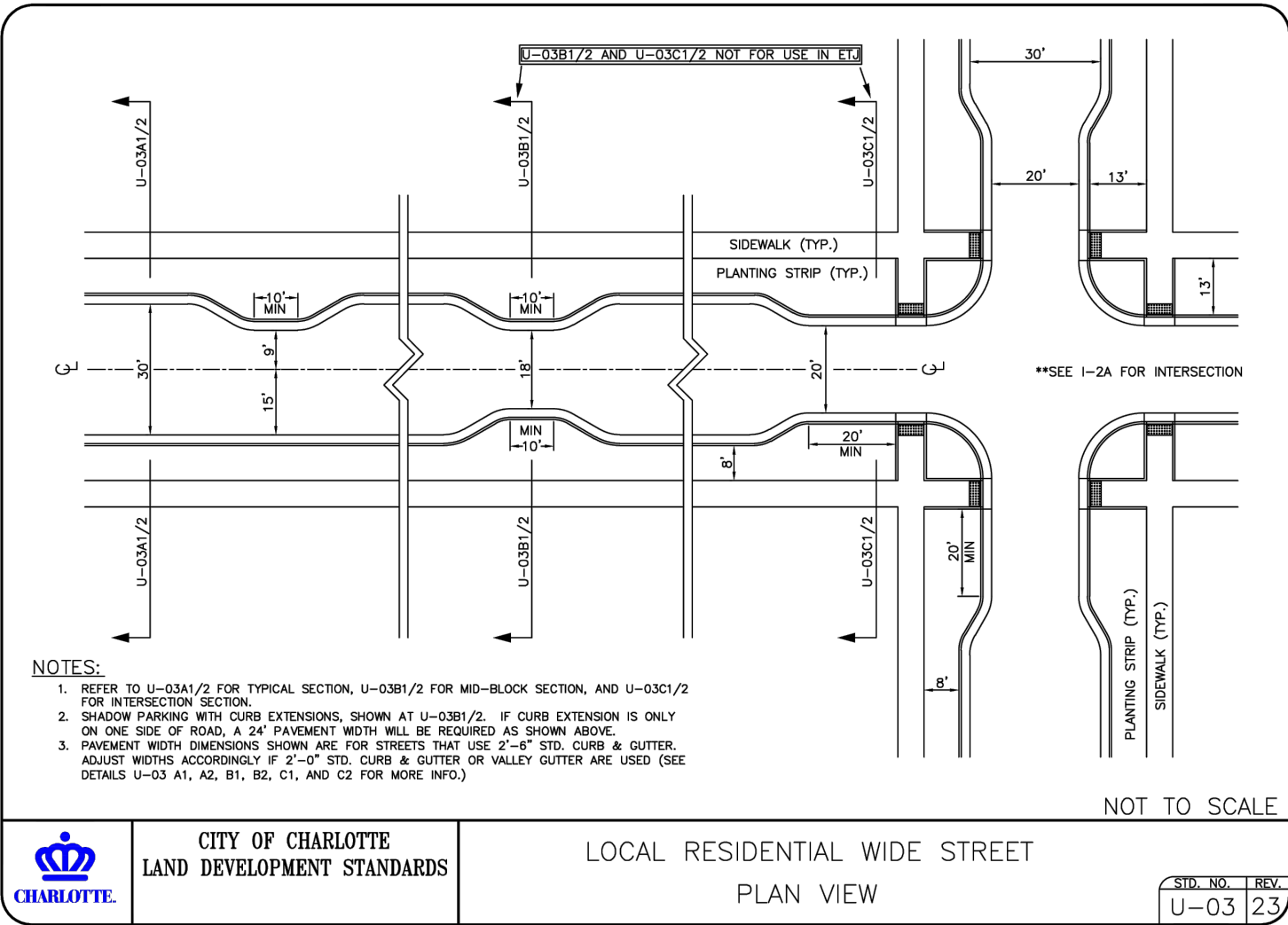




SITE DATA	
PARCEL NUMBER: 04705322, 04705499, 04705494 & 04705316	
TOTAL SITE ACREAGE:	± 9.72 AC
EXISTING ZONING:	N1-A & RE-3
PROPOSED ZONING:	N2-A (C3)
PROPOSED USE:	MULTI-FAMILY ATTACHED
TOTAL DWELLING COUNT:	UP TO 85 DWELLINGS
REQUIRED OPEN SPACE (250 SF PER DWELLING):	± 0.487 AC BASED ON POTENTIAL 85 DWELLINGS
REQUIRED GREEN AREA (15% OF SITE):	± 1.46 AC

- NOTE:
- ADDITIONAL RAMPS AT ALL PROPOSED INTERSECTIONS WILL BE COORDINATED WITH CDOT BASED ON FINAL SITE LAYOUT AND PRODUCT TYPES.
 - ONSITE GARBAGE AND RECYCLE REQUIREMENTS TO BE MET PER ARTICLE 21.



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REVISIONS		
1	11.10.2025	1ST REZONING SUBMITTAL
2	12.18.2025	2ND REZONING SUBMITTAL

PLAN INFORMATION	
PROJECT NO.	SPEC-25280
FILENAME	SPEC-25280-RZ1
CHECKED BY	EM
DRAWN BY	JH/DS
SCALE	1"=60'
DATE	09.15.2025

REZONING PLAN

RZ.01

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MORRIS ESTATE
DEVELOPMENT STANDARDS
Petitioner: Morris Holdings LLC
Rezoning Petition No. 2025-107
12/18/2025

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 along with other uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the N2-A zoning district, not otherwise limited herein
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 (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Morris Holdings LLC (“Petitioner”) to accommodate the development of a townhome residential community on an approximately 9.72-acre site located on the north side of Morris Estate Drive, east of Mallard Creek Road, more particularly described as Mecklenburg County Tax Parcel Numbers 047-053-22, 047-054-99, 047-054-94 & 047-053-16 (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 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 (or its synthetic equivalent), and/or cement board. Vinyl siding shall *not* be permitted as an exterior building material except for limited use for windows, doors, soffits, trim and the like.
- 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, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
- d. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building for any building that fronts a public street. Usable front porches, when provided, should be covered and be at least six (6) feet deep. Stoops and entry-level porches, if provided, may be covered but shall not be enclosed and shall be a minimum of three (3) feet deep. Alternatively to a usable porch or stoop, the maximum blank wall expanse shall be limited to ten (10) feet on all building levels.
- e. Garage doors proposed along public streets shall minimize the visual impact by providing a setback of 6 to 12 inches from the front wall plane or provide an additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- 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 that provide a layering of activities designed for multiple users. To accomplish this, the design of the Amenitized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components to be further coordinated during the land development process:
1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.);
- A. Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species) with a minimum of 2 trees and 30 shrubs for each 1,500 sf of open space areas. This may be achieved cumulatively for the site and not separated into each smaller area;
2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable;
3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space, details/technical notes and installation location of which to be provided during the land development process;
4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed;
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 alongside the detail of the art intervention (inclusive of type, size, and location), to be provided during land development process;
7. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play, details/technical notes and location to be provided during the land development process;
8. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space, details/technical notes and location to be provided during the land development process; and/or
9. At least one common open space area accessible from all residential lots within 1,000-foot radius of the common open space area. The radius is measured in a

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 and to any adjustments required by CDOT/NCDOT for approval.
- 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 and internal public streets, if provided, as generally depicted on the Rezoning Plan. Petitioner shall construct a minimum twelve (12) foot wide shared-use path and eight (8) foot wide planting strip along the Site's frontage of Mallard Creek Road, as generally depicted on the Rezoning Plan, location of which shall be further coordinated with CDOT during the permitting phase of development based on existing site conditions and utilities. Multi-use paths if maintained by the City shall meet ADA/PROWAG requirements.

- d. Based on existing topography north of Morris Estate Drive and east of the proposed connection with Hyrule Drive, existing guard rail north of Morris Estate Drive pavement and shoulder, and existing drainage culvert located in the southeastern portion of the site within the Morris Estate Drive right-of-way, the Petitioner reserves the right to submit an Administrative Adjustment to modify the required 2+ Avenue, Bike Lane street section, should the rezoning be approved. Petitioner shall coordinate the final design in permitting with the City of Charlotte (CDOT, Planning, and Urban Forestry).
- e. Petitioner shall dedicate a minimum of 42-feet of right-of-way from the road centerline along Morris Estate Drive (Placing the right-of-way 2 feet behind sidewalk). If the existing ROW exceeds this minimum amount, then ROW shall remain in its existing location.
- f. Petitioner shall dedicate a minimum of 55-feet of right-of-way from the road centerline along Mallard Creek Road (Placing the right-of-way 2 feet behind the shared use path). If existing ROW exceeds this minimum amount then ROW shall remain in its existing location.
- g. 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.
- h. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- 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, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

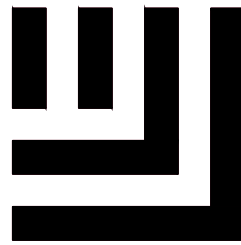
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V. Environmental

- 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 and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte 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 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.

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 (west of the Rezoning Site), in coordination with the Derita-Statesville Road Community Organization or other community designee. This contribution shall occur prior to the issuance of the first building certificate of occupancy.



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REVISIONS

1	11. 10. 2025	1ST REZONING SUBMITTAL
2	12. 18. 2025	2ND REZONING SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC-25280
FILENAME	SPEC-25280-RZ1
CHECKED BY	EM
DRAWN BY	JH/DS
SCALE	1"=60'
DATE	09. 15. 2025

SHEET

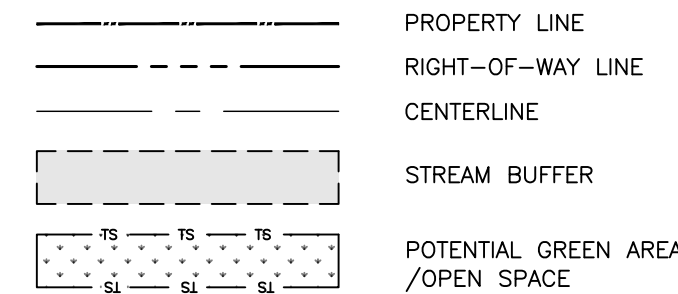
REZONING NOTES

RZ.02

SITE VICINITY MAP



SITE LEGEND

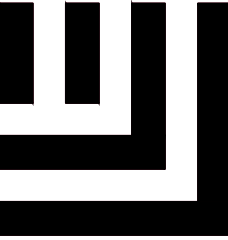


SITE DATA

PARCEL NUMBER: 04705322, 04705499, 04705494 & 04705316	
TOTAL SITE ACREAGE:	± 9.72 AC
EXISTING ZONING:	N1-A & RE-3
PROPOSED ZONING:	R2-R (C)
PROPOSED USE:	MULTI-FAMILY ATTACHED
TOTAL DWELLING COUNT:	UP TO 85 DWELLINGS
REQUIRED OPEN SPACE (250 SF PER DWELLING):	± 0.49 AC
REQUIRED GREEN AREA (15% OF SITE):	± 1.46 AC

TREE CHART

Tree #	Trunk Dia.	Species
1	47"	OAK
2	33"	OAK
3	30"	OAK
4	33"	OAK
5	31"	OAK
6	35"	OAK
7	30"	OAK
8	8"	OAK
9	10"	GUM
10	8"	ASH
11	8"	ASH
12	8"	GUM
13	8"	GUM
14	8"	PINE
15	8"	ASH
16	8"	PINE
17	8"	PINE
18	9"	PINE
19	9"	OAK
20	10"	OAK
21	10"	OAK
22	30"	OAK



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SHEET

TREE SURVEY

RZ.03