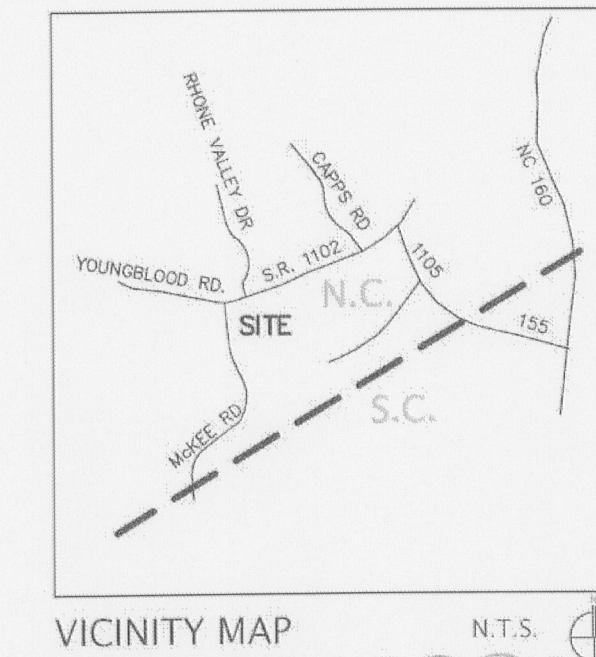


APPROVED BY  
CITY COUNCIL

JAN 21 2014



**Site Development Data:**

- Acreage: ±1.23
- Tax Parcel #: Portion of 217-051-04
- Existing Zoning: R-3
- Proposed Zoning: MUDD-O
- Existing Uses: Vacant (portion of parcel to be rezoned)
- Proposed Uses: An Indoor Pet Center with limited Outdoor Pet Center uses as more specifically described below and a detached dwelling unit together with accessory uses as allowed in the MUDD zoning district.
- Maximum Gross Square Feet of Development: Up to 2,000 square feet of gross floor area for an Indoor Pet Center; no limit for the allowed detached dwelling unit.
- Maximum Building Height: Not to exceed 40 feet; the allowed building height to be measured as defined by the Ordinance.
- Parking: As required by the MUDD zoning district.

**1. General Provisions:**

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Laurel Oak Farm, LLC to accommodate development of an Indoor Pet Center and a detached dwelling unit on approximately ± 1.23 acre site located on the south side of Youngblood Road across from Rhone Valley Drive (the "Site").
- Zoning District/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site, subject to the Optional Provisions set forth herein.

- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

**2. Permitted Uses & Development Area Limitation:**

- The Site may be developed with an Indoor Pet Center with limited Outdoor Pet Center uses and a Detached Dwelling Unit and accessory uses allowed by the MUDD zoning district.
- The allowed pet services shall be conducted within the enclosed building located on the Site except where necessary to adhere to applicable health and safety regulations, including for example the North Carolina Animal Welfare Act and similar regulations, and in connection with the humane care and treatment of animals in sanitary and healthy conditions; such that the Outdoor Pet Center use allowed on the Site will be limited to a fenced outdoor walking exercise area located adjacent to the Indoor Pet Center use. The area used for walking and exercising pets will not extend beyond the parking area as generally depicted on the Rezoning Plan. Pets utilizing the outdoor walking and exercise area will be attended at all times. Outdoor Kennels will not be allowed.
- The total allowed square footage of the Indoor Pet Center may not exceed 2,000 square feet of gross floor area; there is no limitation on the area of the allowed detached dwelling unit.

**3. Optional Provisions for Residential Development:**

- The following optional provisions shall apply to the Site:
- To allow a fenced area outside of the Indoor Pet Center to be used for walking and exercising of pets that does not meet the 300 foot separation from a lot in a residential zoning district or a residential uses as generally depicted on the Rezoning Plan.
  - To allow the Site to be developed without providing a six (6) foot sidewalk and an eight (8) foot planning strip along Youngblood Road.
  - To allow parking between the proposed building and Youngblood Road as generally depicted on the Rezoning Plan.
  - To allow the Site to be developed without providing a sidewalk from the use to Youngblood Road as called for in Section 12.529.

**4. Access:**

- Access to the Site will be from Youngblood Road via an existing driveway as generally depicted on the Rezoning Plan.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) and NCDOT in accordance with published standards.

**5. Architectural Standard:**

- The principal building constructed on the Site will be residential in character and will comply with the MUDD design standards.
- The maximum height of the proposed building will be 40 feet.

**6. Streetscape:**

- A 15 foot Class C buffer will be provided between the proposed use and tax parcel # 217-051-17 as generally depicted on the Rezoning Plan. This buffer may not be reduced in width by the installation of a fence or berm.
- The Site will comply with the Tree Ordinance.

**7. Environmental Features:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**8. Signage:**

- The Site may have one detached sign identifying the Indoor Pet Center along Youngblood Road. The detached sign will be limited to 12 square feet and a maximum height of five (5) feet. Wall signs will be limited to 10 square feet per building wall.

**9. Lighting:**

- All new detached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- Detached lighting will be limited to 15 feet in height.
- Attached lighting will be fully shielded and downwardly directed.

**10. Parking:**

- Parking will be provided as required by the Ordinance.

**11. Other:**

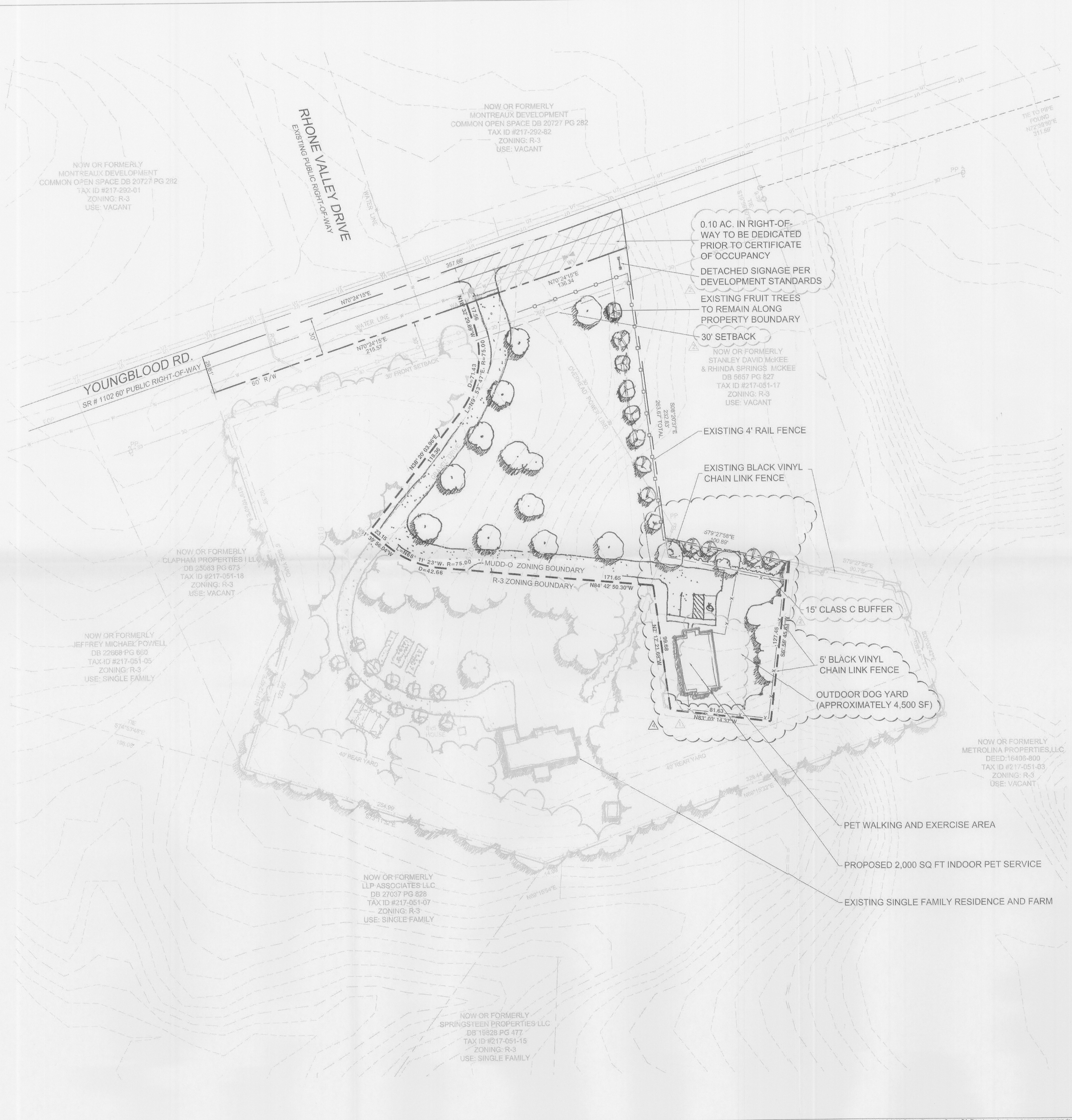
- The Petitioner will create a cross access easement to allow the joint use of the driveway by the parcel created for the Indoor Pet Center and the property zoned R-3. The access easement will be created as part of the subdivision of the Site.

**12. Amendments to the Rezoning Plan:**

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**13. Binding Effect of the Rezoning Application:**

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



0.10 AC. IN RIGHT-OF-WAY TO BE DEDICATED PRIOR TO CERTIFICATE OF OCCUPANCY

DETACHED SIGNAGE PER DEVELOPMENT STANDARDS

EXISTING FRUIT TREES TO REMAIN ALONG PROPERTY BOUNDARY

30' SETBACK

NOW OR FORMERLY STANLEY DAVID MCKEE & RHINDA SPRINGS MCKEE  
DB 6657 PG 827  
TAX ID #217-051-17  
ZONING: R-3  
USE: VACANT

EXISTING 4' RAIL FENCE

EXISTING BLACK VINYL CHAIN LINK FENCE

15' CLASS C BUFFER

5' BLACK VINYL CHAIN LINK FENCE

OUTDOOR DOG YARD (APPROXIMATELY 4,500 SF)

PET WALKING AND EXERCISE AREA

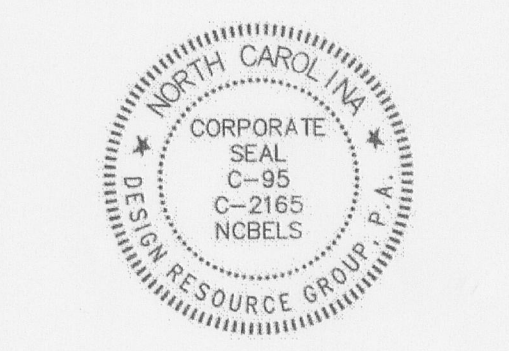
PROPOSED 2,000 SQ FT INDOOR PET SERVICE

EXISTING SINGLE FAMILY RESIDENCE AND FARM

design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0508 f 704.358.3093  
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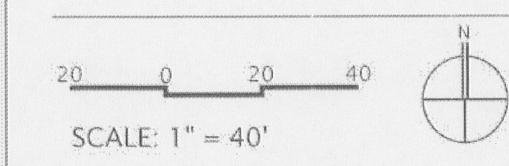


16223 YOUNGBLOOD RD.  
CHARLOTTE, NORTH CAROLINA

LAUREL OAK FARM, LLC  
16223 YOUNGBLOOD RD.  
CHARLOTTE, NC 28278

REZONING DOCUMENTS

REZONING PETITION  
FOR PUBLIC HEARING  
#2013-093



PROJECT #: 427-001  
DRAWN BY: CC  
CHECKED BY: DM

REZONING PLAN

SEPTEMBER 20, 2013

- REVISIONS:
- 10/28/13 REVISED BLDG. PER OWNER
  - 11/15/13 PER CITY COMMENTS
  - 12/20/13 PER CITY COMMENTS
  - 01/09/14 PER CITY COMMENTS

RZ1.0