

CMPD Animal Care and Control – Adoption Facility

REZONING PETITION NO. RZP-2024-082

Development Data Table:

Site Area:	+/- 6.73 Acres (293,143sf)
Site Address:	5400 S. Tryon Street Charlotte, NC 28217
Tax Parcel ID No.:	14318105, 14318103, 14318104
Existing Zoning:	N1-B – Neighborhood 1
Proposed Zoning:	CG (CD) – General Commercial Zoning District (Conditional Minor) Use to be limited to animal shelter, animal care facility, and accessory uses <i>This petition will comply with the Post Construction Stormwater Ordinance, the Tree Ordinance, all buffer and screening requirements for the CG zoning district, and all conditions specified in Section 15.4.J and 15.4.K</i>
Existing Use:	Vacant Lot
Proposed Use:	Animal Adoption Facility
Proposed Conditions:	1. A minimum 25’ Class B landscape yard with 6’ opaque fence along the southwest property boundary and 10’ Class C landscape yard, including 6’ opaque fence, along the northeast property boundary. 2. An outdoor exercise area will be located towards the northeast property boundary to lessen impact to the tennis courts.
Re-zoning Cycle 1 Review:	Advisory Note: PCSR / Storm water