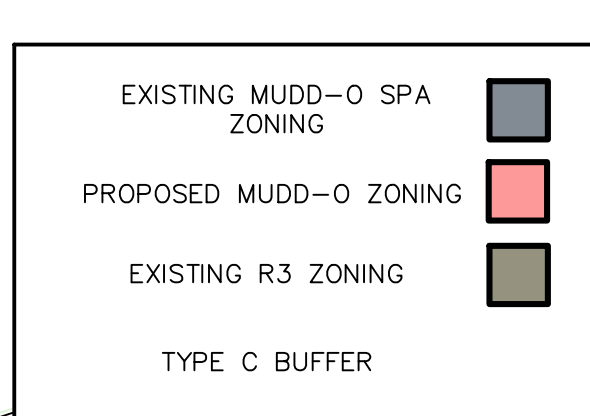


VICINITY MAP
Planning Department
APPROVED BY CITY COUNCIL
RZP-2023-007
Approved: 08/21/2023

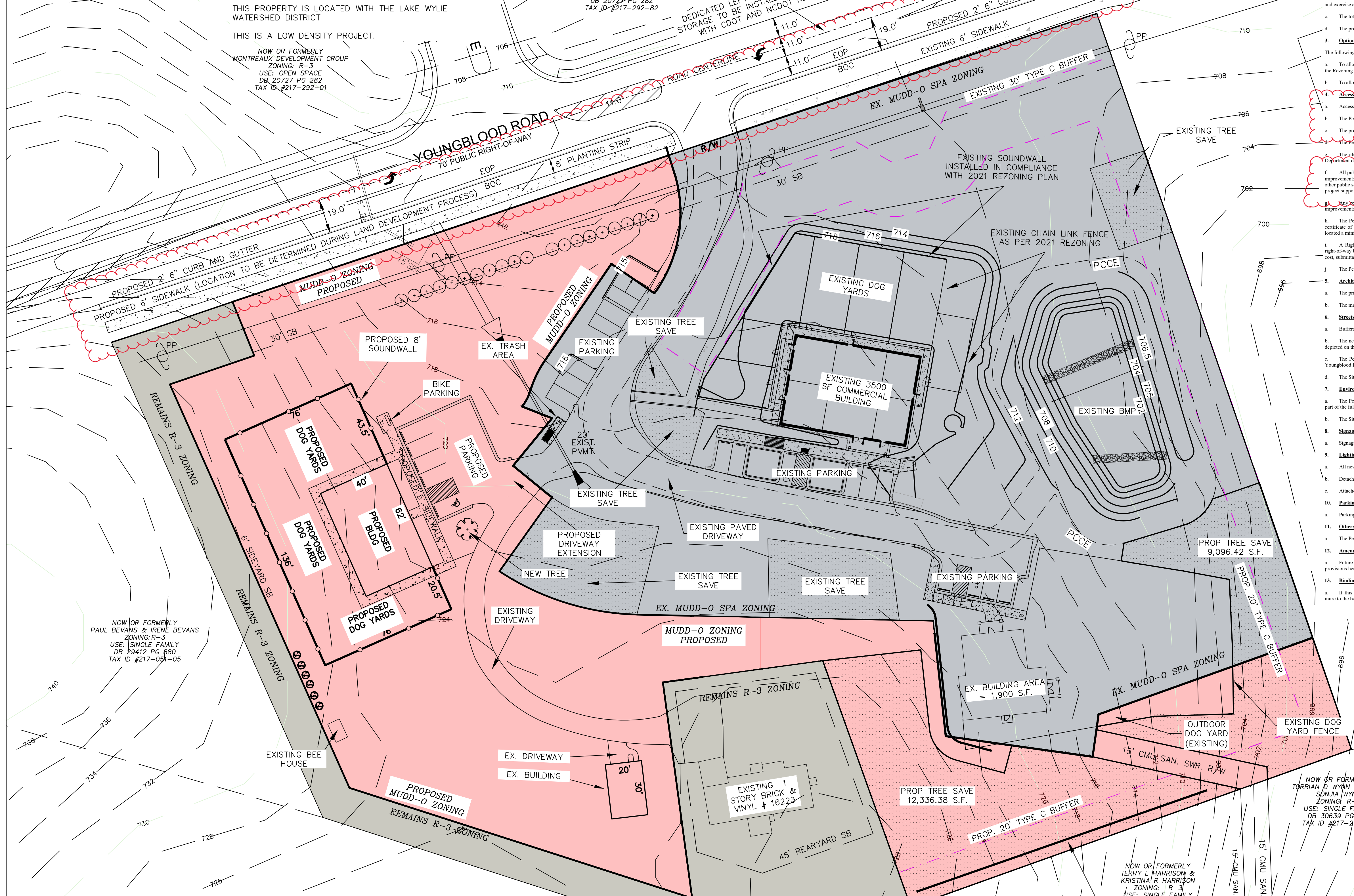
IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.
 AREAS WERE CALCULATED BY COORDINATE METHOD.
 NO NCGS TRAVERSE WAS FOUND TO BE WITHING 2000'
 THIS PROPERTY MAY BE SUBJECT TO WETLANDS REGULATIONS INDIVIDUAL PROPERTY OWNERS NEED TO REVIEW CURRENT GOVERNMENTAL REGULATIONS PRIOR TO CONSTRUCTION
 THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA FIRM PANEL 3710349800J DATED 03-02-2009
 TREE SAVE AREA SHALL BE FLAGGED IN THE FIELD FOR URBAN FORESTRY VERIFICATION
 THIS PROPERTY IS LOCATED WITH THE LAKE WYLIE WATERSHED DISTRICT
 THIS IS A LOW DENSITY PROJECT.

CONDITIONAL NOTE
 REZONING IS CONDITIONED ON THE SUBSEQUENT APPROVAL OF A RECOMBINATION PLAT CONSISTENT WITH REZONING PLAN.

LEGEND
 AC - ACRE
 BLDG - BUILDING
 DB - DEED BOOK
 EX - EXISTING
 PP - POWER POLE
 PVMT - PAVEMENT
 RCP - REINFORCED CONCRETE PIPE
 R/W - RIGHT OF WAY
 SDE - STORM DRAINAGE EASEMENT
 SF - SQUARE FEET



- 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 on approximately a 4.57-acre site located on the south side of Youngblood Road across from Rhoads 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 the 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 setbacks, 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 Ordinance shall be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 - Number of Buildings Principal and Accessory:** The total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.
 - Planned/Unified Development:** The Site shall be viewed as a planned/unified development plan as well as the Development Site Elements and portions of the Site generally depicted on the Rezoning Plan and as to the same located on the remainder of Tax Parcel # 217-051-04. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development Site Elements located within the Site, provided, however, all such separation standards along the exterior boundary of the Site, not as common with the Site, as expressly shown on the Rezoning Plan shall be adhered to.
- Permitted Uses & Development Area Limitation:**
- The Site may be developed with an Indoor Pet Center with limited Outdoor Pet Center uses and accessory uses allowed by the MUDD zoning district and the Optional Provisions below.
 - The allowed pet services shall be conducted within the enclosed building(s) 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 sanctuary and healthy conditions; such that the Outdoor Pet Center use allowed on the Site will be limited to fenced outdoor walking and exercise areas located adjacent and surrounding the Indoor Pet Center uses. Pets utilizing outdoor walking and exercise area will always be attended. Outdoor Kennels will not be allowed.
 - The total allowed gross square footage for the principal buildings used for the operation Indoor Pet Center, including the two (2) existing buildings, may not exceed 8,500 square feet of gross floor area.
 - The proposed uses will comply with the provisions of Section 12.541 of the Ordinance, except as noted in the optional provisions below.
 - 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 use as generally depicted on the Rezoning Plan.
 - To allow parking between the proposed building and Youngblood Road as generally depicted on the Rezoning Plan.
- Access & Transportation:**
- Access to the Site will be from Youngblood Road via an existing driveway as generally depicted on the Rezoning Plan.
 - The Petitioner will install a left-turn lane along Youngblood Rd. as generally depicted on the Rezoning Plan to create a westbound left turn lane with 100 feet of storage and appropriate taper into the Site.
 - The proposed curb and gutter along Youngblood Rd. will be located 19 feet from the center line of Youngblood Rd. as generally depicted on the Rezoning Plan.
 - The Petitioner has previously dedicated to CDOT 35 feet of right-of-way from the center line of Youngblood Rd. The additional 19 feet is recorded in Map Book and Page 68-00.
- 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 NC DOT, 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 southwestern Mecklenburg area, by way of a private/public partnership effort or project support.**
- The Petitioner shall be responsible for the maintenance of the first certificate of occupancy subject to the Petitioner's ability to request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.
 - The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of 20 feet behind the sidewalk where feasible.
 - A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a preexisting 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 project support and liability insurance coverage requirements.
 - The Petitioner will work with the Fire Department during the Land Development Approval process to provide the appropriate Fire Department access to the Site.
- Architectural Standard:**
- The principal buildings 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.
- Streetscape and Buffers:**
- Buffers as generally depicted on the Rezoning Plan will be provided.
 - The new outdoor dog yard will be enclosed by an eight (8) foot Sound wall as generally depicted on the Rezoning Plan. The existing outdoor dog yards will maintain the previously constructed Sound walls and other fencing as depicted on the Rezoning Plan. Petitioner reserves the right to add additional Sound walls beyond what is currently depicted.
 - The Petitioner will provide a six (6) foot sidewalk and an eight (8) foot planting strip along the Site's frontage on Youngblood Road as generally depicted on the Rezoning Plan. Curb & gutter will also be provided along Youngblood Rd. as generally depicted on the Rezoning Plan. The location of the proposed sidewalk along Youngblood Rd. will be determined during the land development approval process in consultation with CDOT and NC DOT.
 - The Site's required trash handling areas will be located as generally depicted on the Rezoning Plan.
- Environmental Features:**
- The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance. 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 submitted and are not imposed upon with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - The Site will comply with the Tree Ordinance.
- Signage:**
- Signage as allowed by the Ordinance is permitted.
- 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.
- Parking:**
- Parking will be provided as required by the Ordinance.
- Other:**
- The Petitioner has created a cross access easement to allow the joint use of the existing driveway by the Indoor Pet Center and the existing home on the property.
- 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 16 of the Ordinance.
- 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.



Site Development Data:

- Acreage: ± 4.57
- Tax Parcel #: 217-051-27, 217-051-99, and a portion of 217-051-04 & 217-051-18
- Existing Zoning: R-3 & MUDD-O
- Proposed Zoning: MUDD-O & MUDD-O SPA
- Existing Uses: Indoor Pet Center and associated uses including limited outdoor Pet Center uses, single-family home, and vacant.
- Proposed Uses: An Indoor Pet Center with limited Outdoor Pet Center uses as more specifically described below together with accessory uses as allowed in the MUDD zoning district, and Optional provisions below.
- Maximum Gross Square feet of Development: Up to 8,500 square feet of gross floor area for an Indoor Pet Center with limited Outdoor Pet Center uses.
- 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.

NOW OR FORMERLY LKW PROPERTIES, LLC
 ZONING: R-3
 USE: SINGLE FAMILY
 DB 33351 PG 867
 TAX ID #217-051-15

NOW OR FORMERLY YELENA AKSAMENTOVA & VLADISLAV OSTROVSKIY
 ZONING: R-3
 USE: SINGLE FAMILY
 DB 31037 PG 282
 TAX ID #217-261-21

NOW OR FORMERLY YOLANDA GALE WILSON
 ZONING: R-3
 USE: SINGLE FAMILY
 DB 31216 PG 716
 TAX ID #217-261-22

NOW OR FORMERLY TERRY L HARRISON & KRISTINA R HARRISON
 ZONING: R-3
 USE: SINGLE FAMILY
 DB 31429 PG 709
 TAX ID #217-261-23

NOW OR FORMERLY TORRIAN D WYNN & KENYA SOJALA WYNN
 ZONING: R-3
 USE: SINGLE FAMILY
 DB 30639 PG 181
 TAX ID #217-261-24

NO.	DATE	REVISION	BY
5	07/20/23	REVISED PER CITY OF CHARLOTTE COMMENTS	APR
4	6/09/2023	REVISED PER CITY OF CHARLOTTE COMMENTS	APR
3	1/10/2023	REVISED PER PRE-SUBMITTAL MEETING COMMENTS	APR
2	12/22/2022	REVISED PER CLIENT COMMENTS	APR
1	12/14/2022	REVISED PER CLIENT COMMENTS	APR

SHEET TITLE
REZONING PLAN: PETITION # 2023-007

PROJECT
LAUREL OAK FARM KENNEL EXPANSION
 STEELE CREEK TOWNSHIP, MECK. CO., N.C.
 LAUREL OAK FARM, LLC.

YARBROUGH-WILLIAMS & HOULE, Inc.
 Planning • Surveying • Engineering
 700 Windsor Oak Court, P.O. Box 1198
 Charlotte, North Carolina, 28273 Pineville, North Carolina, 28134
 704.556.1990 704.556.0056(fax)

SCALE
 1" = 30'
 DATE 12/15/2022
 DRAWN BY YWH
 CHECKED BY VGG
 DRAWING NO. _____
 SHEET 1 OF 1 SHTS

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED:

APPROVED: _____ INITIALS / DATE _____