

**LEGEND**

- EXISTING MUDD-O ZONING
- EXISTING R-3 ZONING
- PROPOSED MUDD-O ZONING
- POTENTIAL TREE SAVE AREA

**VICINITY MAP** N.T.S.

BUCKTHORNE RIDGE LANE  
YOUNGBLOOD RD  
RHONE VALLEY DRIVE  
MARKET ST  
S.C.  
N.C.

**SITE DATA TABLE**

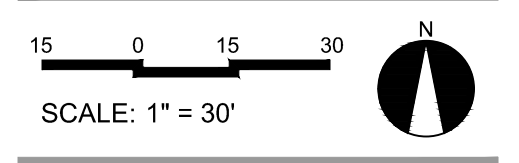
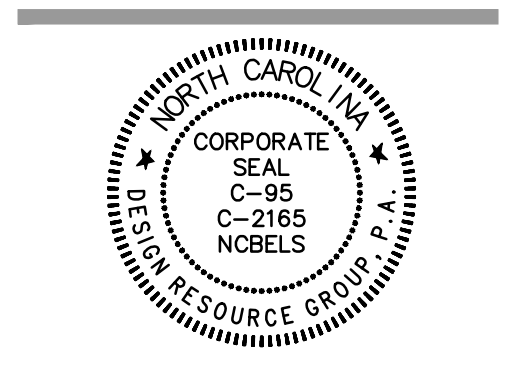
PARCEL ID:	217-051-27 AND A PORTION OF 217-051-04 ±1.39
ACREAGE:	
EXISTING ZONING:	R-3 AND MUDD-O
PROPOSED REZONING:	MUDD-O AND MUDD-O SPA
EXISTING USES:	COMMERCIAL, AN INDOOR PET CENTER AND ASSOCIATED USES INCLUDING LIMITED OUTDOOR PET CENTER USES, AND VACANT.
PROPOSED USES:	AN INDOOR PET CENTER WITH 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
SITE AREA:	190,100 SF (4.36 AC)
PORTION OF PROPERTY TO BE REZONED:	± 60,505 SF (1.39 AC)
PARKING:	AS REQUIRED BY THE MUDD ZONING DISTRICT
TREE SAVE REQUIRED:	15% OF PROPOSED REZONED PORTION = 9,075 SF
POTENTIAL TREE SAVE PROVIDED:	15% MINIMUM
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	UP TO 6,000 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

**CONDITIONAL DEVELOPMENT NOTES:**

- 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 1.39 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.
  - NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF 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 TO 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 IN CONFORMANCE WITH THE SITE, AS EXPRESSLY DESCRIBED IN 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 BUILDINGS 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 HUMAN 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 FENCED OUTDOOR WALKING AND EXERCISE AREAS LOCATED ADJACENT AND SURROUNDING TO THE INDOOR PET CENTER USES. PETS UTILIZING THE OUTDOOR WALKING AND EXERCISE AREA WILL ALWAYS BE ATTENDED. OUTDOOR KENNELS WILL NOT BE ALLOWED.
  - THE TOTAL ALLOWED SQUARE FOOTAGE OF THE INDOOR PET CENTER, INCLUDING THE EXISTING BUILDING ON-SITE, MAY NOT EXCEED 6,000 SQUARE FEET OF GROSS FLOOR AREA.
- OPTIONAL PROVISIONS:**

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 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 WORK CDOT TO VERIFY THAT THE ACCESS TO YOUNGBLOOD ROAD MEETS INTERSECTION SIGHT DISTANCE REQUIREMENTS DURING THE LAND DEVELOPMENT APPROVAL PROCESS FOR THE SITE.
    - 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.
    - THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE UP TO 15 FEET OF RIGHT-OF-WAY FROM THE CENTER LINE OF YOUNGBLOOD ROAD AS INDICATED ON THE REZONING PLAN, THE 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 TWO (2) FEET BEHIND THE SIDEWALK WHERE FEASIBLE.
    - ANY REQUIRED ROADWAY IMPROVEMENT WILL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE 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 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:**
  - BUFFERS AS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE PROVIDED.
  - AN EIGHT (8) FOOT SOUND WALL WILL PROVIDED ALONG YOUNGBLOOD ROAD, BEHIND THE PROPOSED BUFFER.
  - THE PETITIONER WILL PROVIDE A SIX (6) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTAGE ON YOUNGBLOOD ROAD IF REQUIRED BY CHAPTER 19.
  - THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK FROM THE USE TO YOUNGBLOOD ROAD, IF REQUIRED BY THE ORDINANCE.
  - 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 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.
  - THE SITE WILL COMPLY WITH THE TREE ORDINANCE.
- 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.
- 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 DRIVEWAY BY THE PARCEL CREATED FOR THE INDOOR PET CENTER AND THE PROPERTY ZONED R-3.
- 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.
- 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.



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CHECKED BY: SK

MARCH 09, 2020

REVISIONS:  
1. 05.11.2020 - PER CITY STAFF COMMENTS  
2. 06.15.2020 - PER CITY STAFF COMMENTS