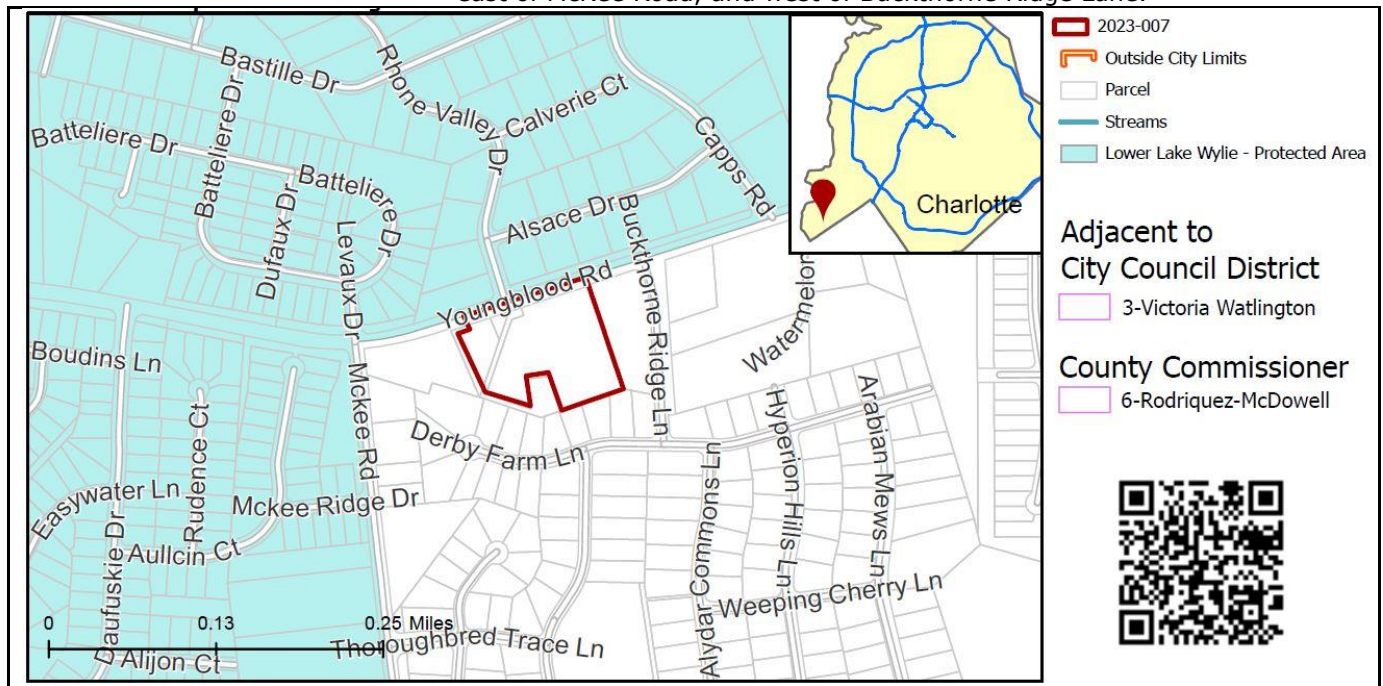


REQUEST

Current Zoning: N1-A (neighborhood) and MUDD-O (mixed-use development district, optional)
Proposed Zoning: MUDD-O (mixed-use development district, optional) and MUDD-O SPA (mixed-use development district, site plan amendment)

LOCATION

Approximately 4.57 acres located on the south side of Youngblood Road, east of McKee Road, and west of Buckthorne Ridge Lane.



SUMMARY OF PETITION

The petition proposes expansion of an existing pet services indoor/outdoor use on current and adjoining site. The expansion will increase the size from 6,000 square feet to up to 8,500 square feet of gross floor area with additional limited outdoor pet services uses.

PROPERTY OWNER

Laurel Oak Farms, LLC

PETITIONER

Laurel Oak Farms, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore & Van Allen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 13

STAFF RECOMMENDATION

Staff recommends approval of this petition upon resolution of outstanding issues related to transportation.

Plan Consistency

The petition is **inconsistent** with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Rationale for Recommendation

- However, this petition is appropriate and compatible for the location as it provides for expansion of an established neighborhood scale service use with conditions that help integrate the use into the surrounding residential context.

- The petition provides streetscape improvements, including sidewalk, planting strip, and a new turn lane for Youngblood Road to help mitigate traffic.
- The petition provides landscaping and buffers along property lines abutting development zoned N1-A to better integrate the development into the surrounding neighborhood.
- The petition provides a cap on the gross floor area of the development and sets a height limit on structures to conform architecturally with the residential character of the area.
- The petition provides sound walls for outdoor dog runs to help mitigate noise from the pets.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood 1 Place Type to the Commercial Place Type for the site.

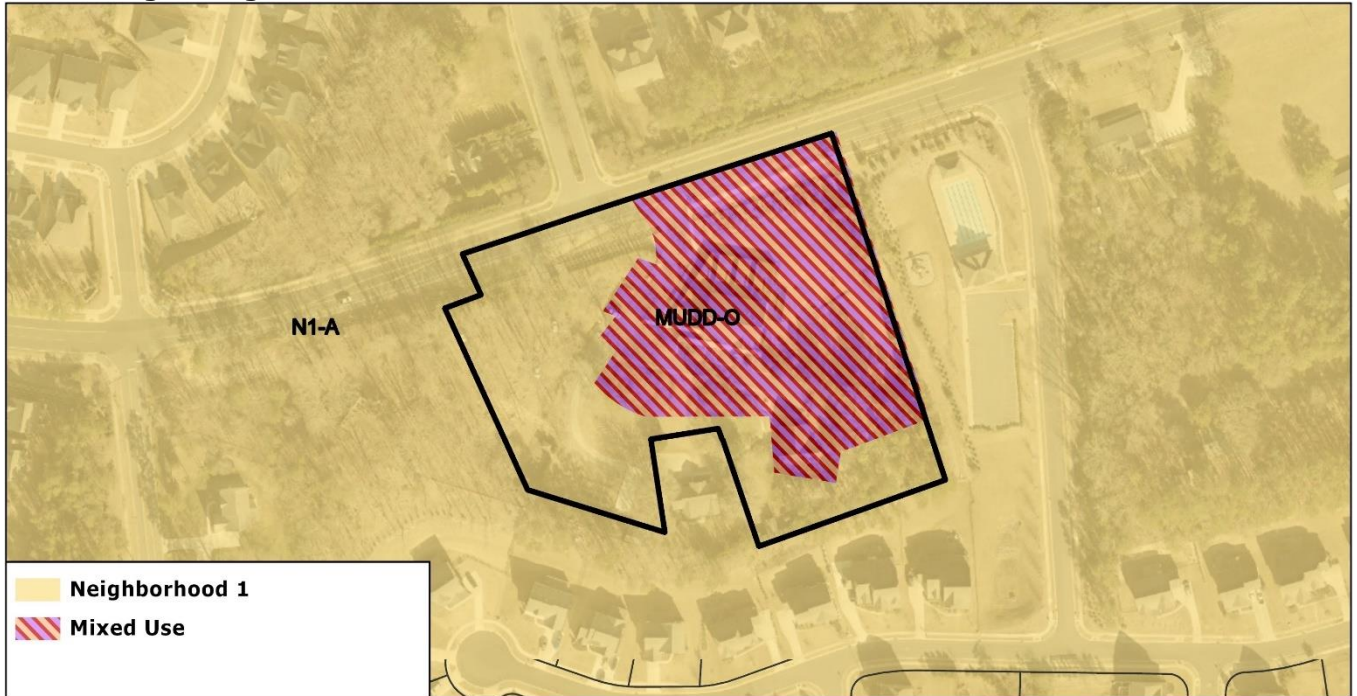
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Permits the expansion of the existing pet services indoor/outdoor use, from 6,000 square feet to up to 8,500 square feet of gross floor area with limited outdoor pet services uses.
- Limits the number of principal buildings to no more than 3.
- Outdoor pet services will be limited to fenced areas adjacent to the indoor pet services buildings.
- The proposed use will comply with the provisions of Section 12.541 Pet Services Indoor/Outdoor of the Zoning Ordinance unless otherwise noted in the Optional provisions.
- The site plan applies the following Optional provisions:
 - Allows fenced outdoor pet services areas to be used for walking and exercise, as generally depicted on the site plan, that do not meet the 300-foot separation from residential uses/zoning required per Section 12.541 of the Zoning Ordinance.
 - Allows parking between the buildings and Youngblood Road, as generally depicted on the site plan.
- The following transportation and streetscape improvements are proposed:
 - Access to the site will be provided via a private drive on Youngblood Road.
 - A westbound turn lane is to be provided with 100 feet of storage.
 - The petitioner will dedicate additional right-of-way as indicated on the site plan.
 - A 6 foot sidewalk and an 8 foot planting strip will be provided along Youngblood Road.
 - The proposed 6 foot sidewalk will be placed outside of the right-of-way within a permanent sidewalk easement.
 - The petitioner has created a joint driveway agreement between the pet services use and the existing residence on the site.
- New outdoor runs will be enclosed by 8 foot sound walls as generally depicted on the site plan with the option to provide additional sound walls beyond what is shown on the plan.
- The maximum height of buildings shall not exceed 40 feet.
- Detached lighting will be limited to 15 feet in height and will be full cut-off type. Decorative lighting may be installed along driveways, sidewalks, and parking areas.

- Existing Zoning



- The property is currently zoned N1-A (neighborhood) and MUDD-O (mixed use development district, optional) and is surrounded in all directions by properties zoned N1-A.



The site (indicated by red star above) is located on the south side of Youngblood Road at the intersection with Rhone Valley Drive, west of Buckthorne Ridge Lane, and east of McKee Road.



View of the site looking south from Youngblood Road, west of the intersection of Youngblood and Buckthorne Ridge Lane.



View of the Southern Trace neighborhood pool abutting the site's eastern property boundary at the intersection of Young Blood Road and Buckthorne Ridge Lane.



View of the single-family homes along Derby Farm Lane in the Southern Trace subdivision abutting the site's southern boundary.

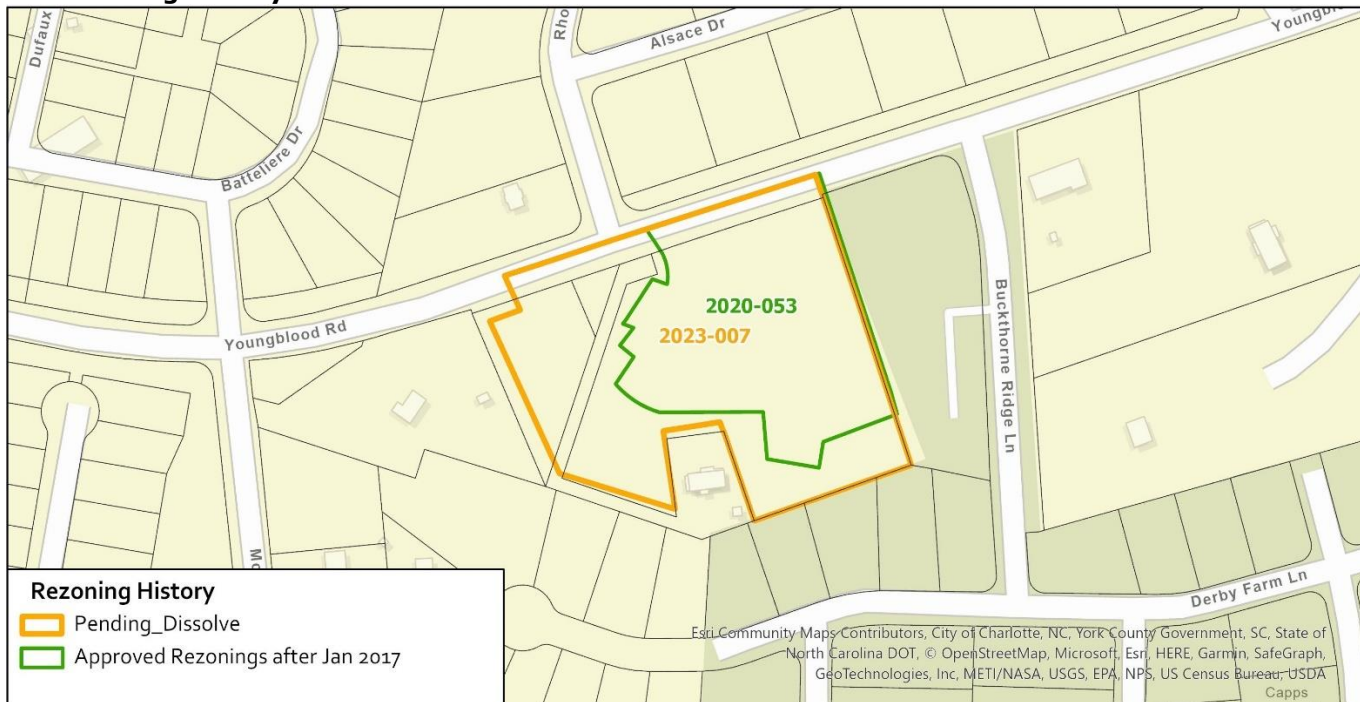


View of single-family homes along McKee Road to the east of the site.



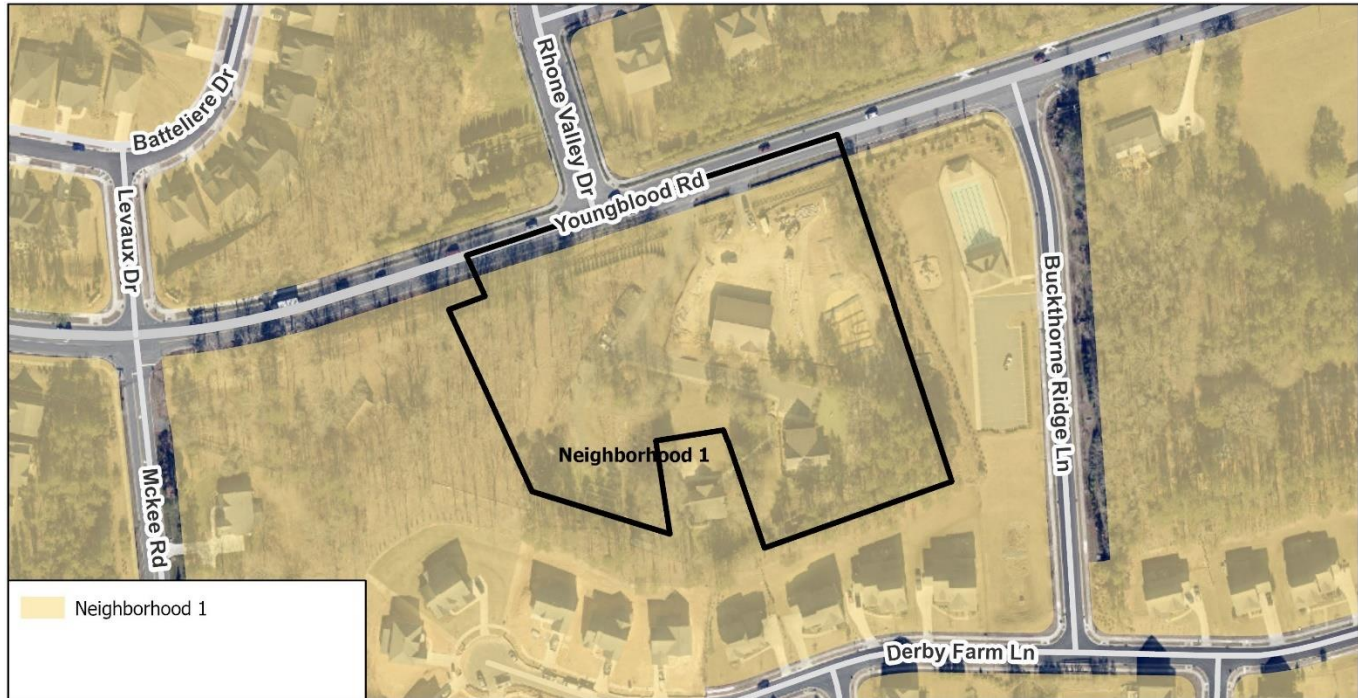
View of the entrance to the Old World Estates subdivision located across Youngblood Road directly to the north of the site.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-053	2.34 acres located on south side of Youngblood Rd, west of Buckthorne Ridge Ln, and east of McKee Rd, to MUDD-O and MUDD-O SPA from R-3 and MUDD-O.	Approved

- **Public Plans and Policies**



- The 2040 Policy Map (2022) recommends the Neighborhood 1 Place Type.
- **TRANSPORTATION SUMMARY**
 - The site is located on the south side of Youngblood Road, a State-maintained minor thoroughfare, east of Rhone Valley Drive, a State-maintained local street. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. Site plan and/or conditional note revisions are needed to dimension the curbline and update and add conditional notes.
 - **Active Projects:**
 - N/A
 - **Transportation Considerations**
 - See Outstanding Issues, Notes 1-3.
 - **Vehicle Trip Generation:**
 - Current Zoning: N1-A, MUDD-O
 - Existing Use: 45 trips per day based on 1,900 sq.ft. of pet center.
 - Entitlement: 170 trips per day based on 6,000 sq.ft. of pet center and 1 dwelling unit.
 - Proposed Zoning: 185 trips per day based on 8,500 sq.ft Pet Center.

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

OUTSTANDING ISSUESTransportation

1. Youngblood Road: Location of curb and gutter to be moved to 19 feet from roadway centerline to accommodate the Charlotte Streets Map with a roadway typical section of a 2+ avenue with an 8-foot planting strip and a 12-foot multi-use path. Label and dimension the curb and gutter from the centerline for each road on the site plan.
 2. Revise site plan and conditional note(s) to commit to installing a left turn lane on Youngblood Road with 100 feet of storage.
 3. Add conditional note specifying "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 southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."
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Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818