
REQUEST	Proposed Zoning: MUDD-O SPA, mixed use development district, optional, site plan amendment
LOCATION	Approximately 1.19 acres located on the eastern side of the intersection at South Boulevard and Ideal Way.
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow a 31,200 square foot veterinarian clinic/animal hospital and all other nonresidential uses permitted in MUDD. The two requested optional provisions will allow a reduction in the number of required parking spaces and permit vehicular maneuvering between the building and the setback along Euclid Avenue to access the utility area.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The petition is consistent with the <i>New Bern Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Richard E. Killough and Richard B. Killough Long Animal Hospital Robert Young/Robert G. Young, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**

The site plan approved in 2007 (rezoning petition 2006-129) allows for 175 residential units at an overall density of 146 dwelling units per acre and 15,000 square feet of retail uses. The optional provision allows balconies to project up to four feet into the twenty-four foot setback along South Boulevard.

- **Proposed Request Details**

The site plan amendment contains the following provisions:

- A 31,200 square foot veterinarian clinic/animal hospital with associated related uses. All other nonresidential uses permitted within the MUDD zoning district are also allowed.
- Building will be two stories and a basement.
- Additional right-of-way along the site's South Boulevard, Ideal Way and Euclid Avenue frontages will be dedicated and conveyed prior to the issuance of any building permit. These measurements include:
 - 59 feet from the centerline of South Boulevard,
 - 48 feet from the centerline of Ideal Way, and
 - 31.5 feet from the centerline of Euclid Avenue.
- Building elevations are included as part of the conditional site plan and indicate the predominant exterior building material as brick.
- Free-standing lighting fixtures will be limited to 25 feet in height and will be capped or shielded.
- Pursue air rights agreement to allow the proposed building's roof projection into the South Boulevard right-of-way.
- An eight-foot planting strip and eight-foot sidewalk will be established behind on-street parking along both South Boulevard and Ideal Way.
- An eight-foot planting strip and six-foot sidewalk will be provided behind on-street parking along Euclid Avenue.

- Two optional requests to allow the following variations from the minimum standards of the MUDD section of the City of Charlotte Zoning Ordinance:
 - Reduce the number of required parking spaces from 52 spaces to 45 spaces.
 - Permit vehicular maneuvering/parking space between the building and the setback along Euclid Avenue to access the generator/transformer utility area.
 - **Existing Zoning and Land Use**

The subject site is currently vacant. The majority of the properties to the north and west are zoned TOD-M with the exception of an I-2 parcel and are vacant or occupied with various nonresidential uses. The parcels to the south are zoned B-2 and R-5 and are developed with a gas station and office/warehouse space. The properties to the east are zoned MUDD-O and currently are developed with single family uses.
 - **Rezoning History in Area**

There have been numerous rezonings in this area in recent years to rezone properties to transit oriented development districts.
 - **Public Plans and Policies**
 - The *New Bern Transit Station Area Plan* (2008) recommends a mix of transit oriented development. This can occur through spreading a mixture of uses across the defined station area while also encouraging mixed use development within a structure.
 - The petition is consistent with the *New Bern Transit Station Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**

Current Zoning: 3,160 trips per day.
Proposed Zoning: 980 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

The petitioner should:

1. Correct Note #1 to indicate that alterations to the site plan may be made in accordance with Section 6.207 not Section 6.206 (2).
 2. Remove the last sentence of Note #1 about minor and incidental changes.
 3. Remove the following notes as they are general ordinance requirements or not applicable:
 - a. Notes 9, 10, 14, 15, 16 18, 19 and 22.
 4. Show the petition number on the site plan.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

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