

DEVELOPMENT STANDARDS
5/23/2013

SITE DATA TABLE

Site Acreage:	4.99 acres +/-
Tax Parcels:	031-062-01, 031-062-02 and 031-061-09
Existing Zoning:	R-3 (LWPA)
Proposed Zoning:	MUDD-O (LWPA)
Existing Uses:	Single-family/Vacant
Proposed Uses:	Indoor pet services, outdoor pet services, veterinary clinic, single-family dwelling unit, accessory uses
Maximum Commercial Floor Area:	15,000 square feet
Maximum Number of Dwelling Units:	1
Maximum Building Height:	Two Stories and up to 40 feet
Parking:	As required by the Ordinance
Minimum Open Space:	70%

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Ralph and Gail Wood, to rezone an approximately 4.99 acre site located at 1501 Gum Branch Road (the "Site").

The purpose of this Petition is to request rezoning of the Site to the MUDD-O (LWPA) Zoning District in order to accommodate the operation of an indoor pet services facility, outdoor pet services facility, veterinary clinic, and the continued use of an existing single-family dwelling. The rezoning will allow the Petitioner to operate his business on the Site while maintaining the Site's rural character.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD-O Zoning District shall govern all development taking place on the Site.

The building envelopes development depicted on the Technical Data Sheet set forth maximum boundaries for the placements of structures. The location and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the MUDD-O Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

1. Optional Provisions

The Petitioner requests the following deviations from portions of the City of Charlotte Zoning Ordinance:

- Deviation from Section 12.541 of the Ordinance to reduce the separation requirement between outdoor pet services and a residential zoning districts from 300 feet to 100 feet;
- Eliminate the requirement for a 5 foot sidewalk connection between the building/use and the setback along Gum Branch Road;
- Allow parking and maneuvering between the building/use and the setback along Gum Branch Road.

2. Permitted Uses

The Site may accommodate indoor pet services, outdoor pet services, a veterinary clinic and a single-family home along with accessory structures and uses allowed in the MUDD-O Zoning District. Parking areas shall be for short-term parking and customer parking only. Trailers may not be used for on-site storage.

3. Transportation

No transportation improvements are proposed.

4. Architectural Standards

No architectural standards are proposed.

5. Streetscape and Landscaping

- Petitioner shall provide screening and buffering as generally depicted on the Schematic Site Plan.
- Subject to the optional standards contained herein screening and landscaping shall conform to the standards of the Ordinance.
- Outdoor uses associated with outdoor pet services shall be completely fenced.
- Petitioner shall provide an 8 foot planting strip and 6 foot sidewalk along Gum Branch Road prior to the issuance of a certificate of occupancy for any new structures on the Site.
- The setback along Gum Branch Road shall be 30 feet.

6. Environmental Features

The Site shall comply with the requirements of the Post Construction Controls Ordinance.

7. Parks, Greenways and Open Space

At least 70 % of the Site shall remain Open Space.

8. Signage

Signage shall comply with the requirements of the Ordinance.

9. Lighting

- The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.
- All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

10. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners in accordance with the provisions of Chapter 6 of the Ordinance.

11. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to any City of Charlotte Ordinances or Policies herein shall be deemed to refer to the requirements of the Ordinance or Policy in effect as of the date this Rezoning Petition is approved.

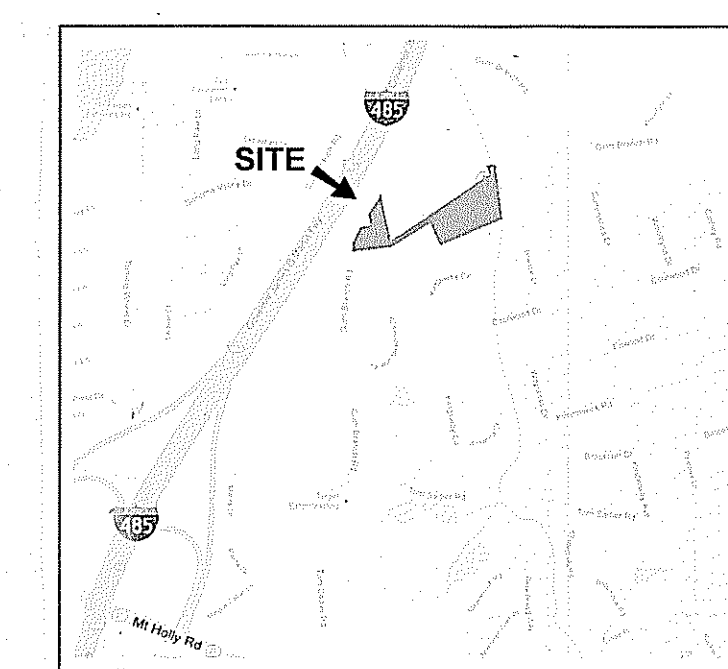
adjoining property:
parcel # 03106103
Ernest Lee Moore and
John Thomas Moore
(now or formerly)
Deed: 27776 / 600
3.39 Ac.
R-3

REZONING PETITION 2013-18:
Wood Property

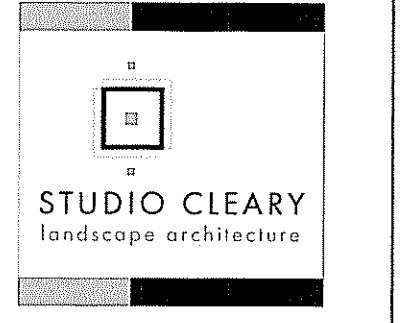
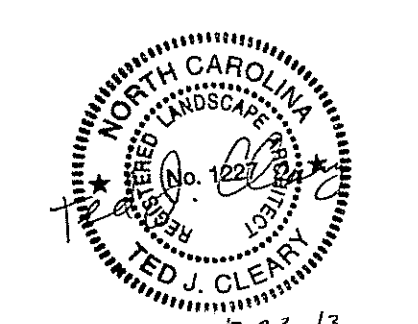
1501 Gum Branch Road
Charlotte, NC 28204

Sheet 1 of 2 (west end)
scale: 1" = 20'
13 March 2013

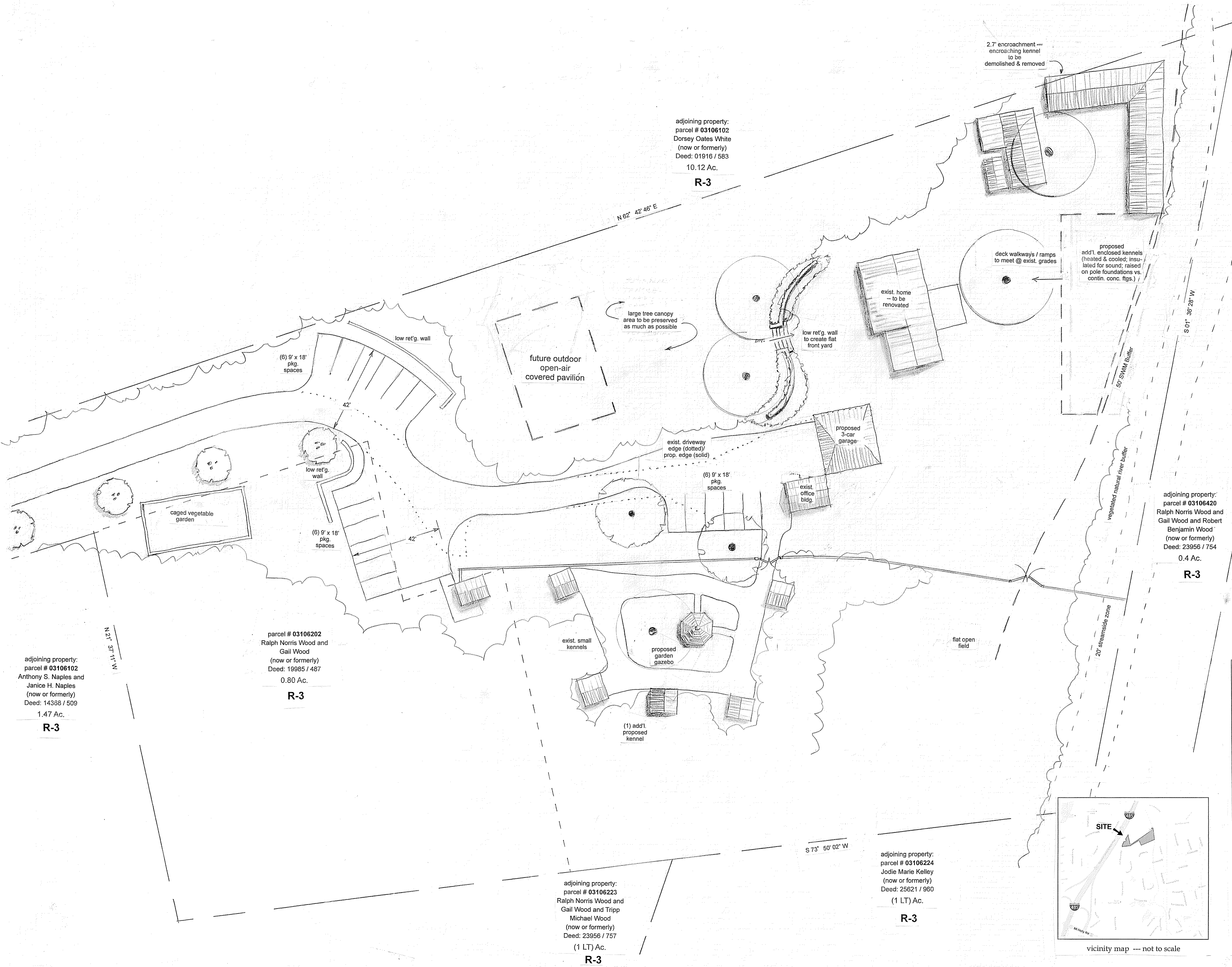
revisions: 29 March 2013 (per Planning Staff comments)
18 April 2013 (per Planning Staff comments)
23 May 2013 (per Planning Staff comments)



vicinity map --- not to scale



704.502.3033



adjoining property:
 parcel # 03106102
 Dorsey Oates White
 (now or formerly)
 Deed: 01916 / 583
 10.12 Ac.
R-3

adjoining property:
 parcel # 03106406
 R. Kent Davis and
 Pamela J. Davis
 (now or formerly)
 Deed: 09161 / 325
 2.81 Ac.
R-3

adjoining property:
 parcel # 03106420
 Ralph Norris Wood and
 Gail Wood and Robert
 Benjamin Wood
 (now or formerly)
 Deed: 23956 / 754
 0.4 Ac.
R-3

adjoining property:
 parcel # 03106102
 Anthony S. Naples and
 Janice H. Naples
 (now or formerly)
 Deed: 14368 / 509
 1.47 Ac.
R-3

parcel # 03106202
 Ralph Norris Wood and
 Gail Wood
 (now or formerly)
 Deed: 19985 / 487
 0.80 Ac.
R-3

adjoining property:
 parcel # 03106223
 Ralph Norris Wood and
 Gail Wood and Tripp
 Michael Wood
 (now or formerly)
 Deed: 23956 / 757
 (1 LT) Ac.
R-3

adjoining property:
 parcel # 03106224
 Jodie Marie Kelley
 (now or formerly)
 Deed: 25621 / 960
 (1 LT) Ac.
R-3

REZONING PETITION 2013-18:

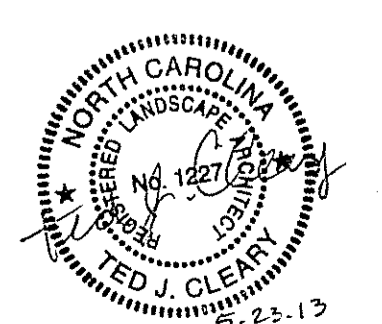
Wood Property

1501 Gum Branch Road
 Charlotte, NC 28204

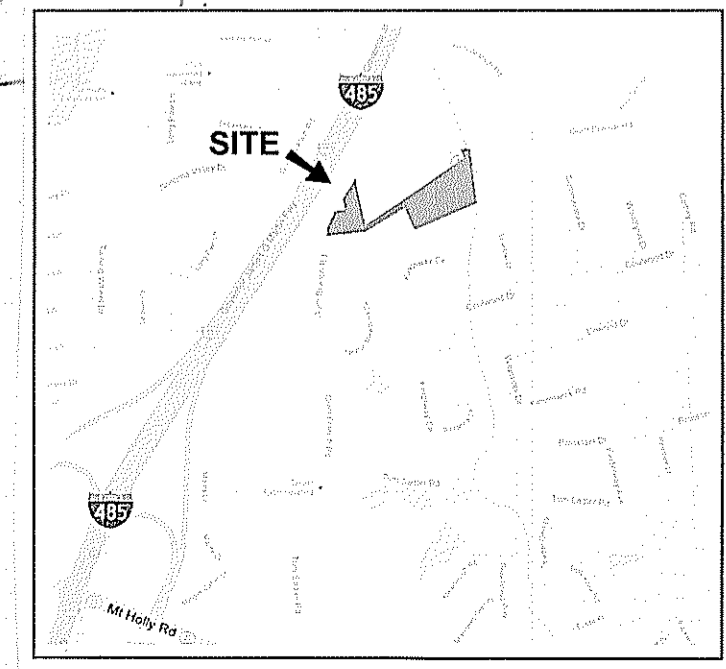
Sheet 2 of 2 (east end)

scale: 1" = 20'
 13 March 2013

revisions: 29 March 2013 (per Planning Staff comments)
 18 April 2013 (per Planning Staff comments)
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vicinity map --- not to scale