

**DEVELOPMENT STANDARDS**  
2/13/2013

**SITE DATA TABLE**

|                  |                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------|
| Site Acreage:    | 4.99 acres +/-                                                                                            |
| Tax Parcels:     | 031-062-01, 031-062-02 and 031-061-09                                                                     |
| Existing Zoning: | R-3                                                                                                       |
| Proposed Zoning: | B-2 (CD)(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  
 Parking: 1 space per 300 sq. ft. of commercial floor area  
 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 B-2(CD)(LWPA) Zoning District in order to accommodate the operation of an indoor 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 B-2 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 B-2 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. Permitted Uses**

The Site may accommodate indoor pet services, a veterinary clinic and a single-family home along with accessory structures and uses allowed in the B-2 Zoning District.

**2. Transportation**

No transportation improvements are proposed.

**3. Architectural Standards**

No architectural standards are proposed.

**4. Streetscape and Landscaping**

(a) Petitioner shall provide screening and buffering as generally depicted on the Schematic Site Plan.  
 (b) All other screening and landscaping shall conform to the standards of the Ordinance.

**5. Environmental Features**

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

**6. Parks, Greenways and Open Space**

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

**7. Signage**

Signage shall comply with the requirements of the Ordinance.

**8. Lighting**

(a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.  
 (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.  
 (c) Wall-pak lighting will be prohibited throughout the Site.

**9. 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.

**10. Binding Effect of the Rezoning Documents and Definitions**

(a) 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.  
 (b) 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.  
 (c) 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.

parcel # 03106201  
Ralph and Gail Wood  
(now or formerly)  
Deed: 11643 / 078  
3.51 Ac.

parcel # 03106109  
Ralph N. Wood  
(now or formerly)  
Deed: 17069 / 302  
0.75 Ac.

adjoining property:  
parcel # 03106204  
Michael Gordon and  
Janet Gordon  
(now or formerly)  
Deed: 09683 / 311  
1.35 Ac.

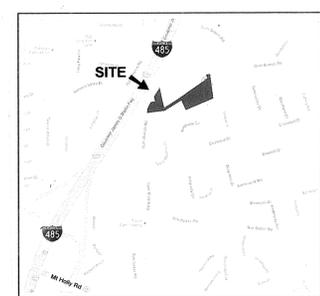
# Wood Property

1501 Gum Branch Road  
Cornelius, NC 28204

Sheet 1 of 2 (west end)



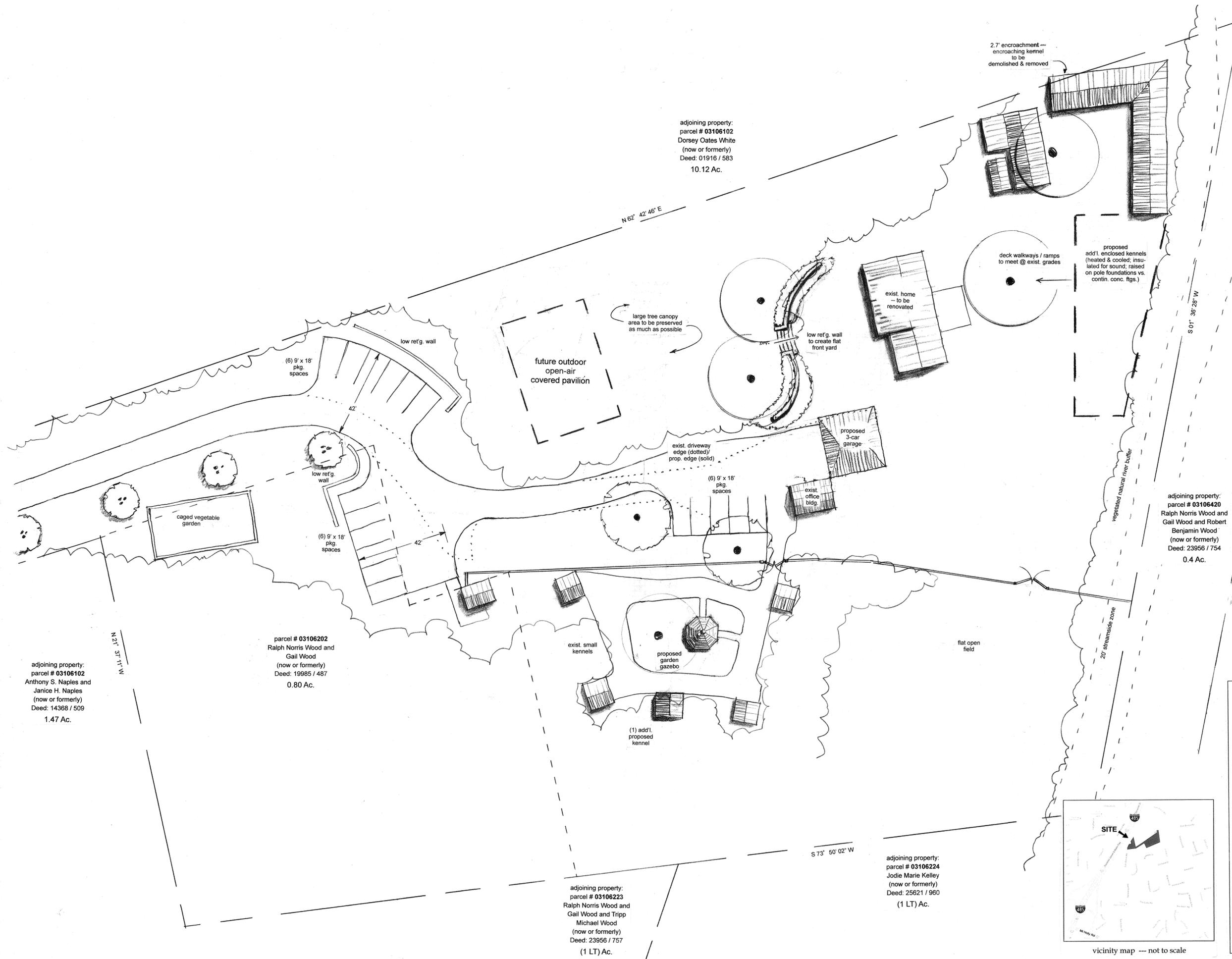
scale: 1" = 20'  
13 March 2013



vicinity map -- not to scale



704.502.3033



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

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

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

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

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

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

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

## Wood Property

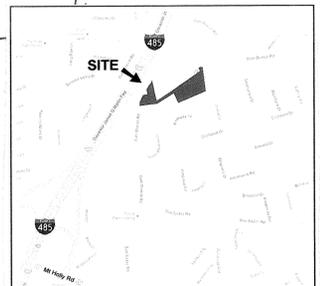
1501 Gum Branch Road  
 Cornelius, NC 28204

**Sheet 2 of 2 (east end)**

scale: 1" = 20'  
 13 March 2013



north



vicinity map --- not to scale





7 0 4 . 5 0 2 . 3 0 3 3