

<b>REQUEST</b>	Current Zoning: R-3, single-family residential Proposed Zoning: MUDD-O, mixed use development, optional
<b>LOCATION</b>	Approximately 1.23 acres located on the south side of Youngblood Road between McKee Road and Watermelon Lane. (Outside City Limits)
<b>SUMMARY OF PETITION</b>	The petition proposes to allow the development of a 2,000-square foot indoor/outdoor pet services facility.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	William A Hodges Jr. and Jacqueline H. Hodges Laurel Oak Farm, LLC (attn.: Jacqueline H. Hodges) Keith MacVean/Jeff Brown
<b>COMMUNITY MEETING STATEMENT OF CONSISTENCY</b>	Meeting is required and has been held. Report available online.  This petition is found to be inconsistent with the <i>Steele Creek Area Plan</i> but to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, by a 7-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Eschert).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted 7-0 to recommend <b>APPROVAL</b> of this petition with the following modifications: <ol style="list-style-type: none"> <li>1. An optional request to eliminate the requirement for an eight-foot planting strip along Youngblood Road has been added to the site plan.</li> <li>2. A note has been added that attached lighting will be fully shielded and downwardly directed.</li> <li>3. The following note has been added, "The allowed pet services shall be conducted within the enclosed building 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 humane care and treatment of animals in sanitary and healthy conditions."</li> </ol>
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<b>VOTE</b>	Motion/Second: Allen/Walker
	Yeas: Allen, Dodson, Eschert, Labovitz, Low, Ryan and Walker
	Nays: None
	Absent: None
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. Several Commissioners stated that the request was inconsistent with the adopted plan but they were comfortable with the limit on the size of the small pet services use. There was no further discussion of this petition.
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<b>STAFF OPINION</b>	Staff disagrees with the recommendation of the Zoning Committee.
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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW****• Proposed Request Details**

- The site plan accompanying this petition contains the following provisions:
  - A proposed 2,000-square foot indoor/outdoor pet services facility with outdoor walking and exercise area.
  - A proposed detached dwelling unit if the indoor/outdoor pet services facility is not developed.
  - A note that states: "The allowed pet services shall be conducted within the enclosed building 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 humane care and treatment of animals in sanitary and healthy conditions."
  - Subdivision of 1.23 acres from a larger tract for the proposed use. Remainder of tract containing an existing residence and farm is to remain R-3 (single family residential).
  - A 15-foot Class C buffer abutting the residentially zoned property northeast of the subject site.
  - A 30-foot setback provided along Youngblood Road.
  - Existing trees along eastern edge of the property to remain.
  - The proposed structure will be residential in character and comply with the MUDD (mixed use development) standards.
  - Detached signage limited to 12 square feet in area and wall signage limited to 10 square feet per building wall.
  - Detached site lighting limited to 15 feet in height.
  - Attached lighting will be fully shielded and downwardly directed.
  - A cross-access easement will be created to allow the joint use of the driveway by the R-3 (single family residential) property, across the proposed MUDD-O (mixed use development, optional) parcel for the indoor/outdoor pet use.
  - Outdoor kennels are prohibited on the site and pets utilizing the outdoor walking and exercise area will be attended at all times.
  - The outdoor exercise area will not extend beyond the parking area to provide additional separation from the R-3 (single family residential) northeast of the site.
  - Optional provisions include:
    - Reduced separation requirement between outdoor pet services and residential zoning districts from 300 feet to 15 feet.
    - Elimination of the requirement for a five-foot wide sidewalk connection from the building/use to the public sidewalk system along Youngblood Road.
    - Elimination of the eight-foot planting strip and six-foot sidewalk required along Youngblood Road.
    - Allowance for parking and maneuvering between the building/use and the setback along Youngblood Road.

**• Public Plans and Policies**

- The *Steele Creek Area Plan* (2012) recommends single family residential with a density not to exceed four dwelling units per acre.
- The petition is inconsistent with the *Steele Creek Area Plan*.

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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.

- **Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** No issues.
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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.
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#### **OUTSTANDING ISSUES**

- Inconsistent with adopted plan.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Solid Waste Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Historic Landmarks Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

**Planner:** Solomon Fortune (704) 336-8326