

**Site Development Data:**

- Acreage: ±1.23
- Tax Parcel #: Portion of 217-051-04
- Existing Zoning: R-3
- Proposed Zoning: MUDD-O
- Existing Uses: Vacant (portion of parcel to be rezoned).
- Proposed Uses: An Indoor Pet Center and a detached dwelling unit together with accessory uses as allowed in the MUDD zoning district.
- Maximum Gross Square feet of Development: Up to 2,000 square feet of gross floor area for an Indoor Pet Center; no limit for the allowed detached dwelling unit.
- Maximum Building Height: Not to exceed 40 feet; the allowed building height to be measured as defined by the Ordinance.
- Parking: As required by the MUDD zoning district.

**1. General Provisions:**

- Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Laurel Oak Farm, LLC to accommodate development of an Indoor Pet Center and a detached dwelling unit on approximately ± 1.23 acre site located on the south side of Youngblood Road across from Rhone Valley Drive (the "Site").
- Zoning District/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site, subject to the Optional Provisions set forth herein.
- Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

**2. Permitted Uses & Development Area Limitation:**

- The Site may be developed with an Indoor Pet Center, a Detached Dwelling Unit and accessory uses allowed by the MUDD zoning district.
- The total allowed square footage of the Indoor Pet Center may not exceed 2,000 square feet of gross floor area; there is no limitation on the area of the allowed detached dwelling unit.

**3. Optional Provisions for Residential Development.**

The following optional provisions shall apply to the Site:

- To allow an area outside of the Indoor Pet Center to be used for walking and exercising of pets as generally depicted on the Rezoning Plan.
  - To allow the Site to be developed without providing a six (6) foot sidewalk along Youngblood Road.
  - To allow parking between the proposed building and Youngblood Road as generally depicted on the Rezoning Plan.
- 4. Access:**
- Access to the Site will be from Youngblood Road via an existing driveway as generally depicted on the Rezoning Plan.
  - The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) and NCDOT in accordance with published standards.

**5. Architectural Standard:**

- The principal building constructed on the Site will be residential in character.

**6. Streetscape:**

- The Site will comply with the Tree Ordinance.

**7. Environmental Features:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**8. Signage:**

- Signage as allowed by the Ordinance may be provided.

**9. Lighting:**

- Exterior lighting as allowed may be Ordinance may be provided.

**10. Parking:**

- Parking will be provided as required by the Ordinance.

**11. Amendments to the Rezoning Plan:**

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**12. Binding Effect of the Rezoning Application:**

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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2459 wilkinson boulevard, suite 200  
charlotte, nc 28208  
p 704.343.0608 f 704.358.3093  
www.drgpr.com



16223 YOUNGBLOOD RD.

CHARLOTTE, NORTH CAROLINA

LAUREL OAK FARM, LLC

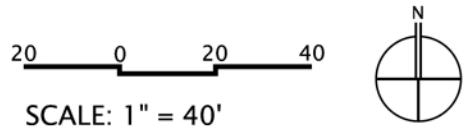
16223 YOUNGBLOOD RD.  
CHARLOTTE, NC 28278

**REZONING DOCUMENTS**

REZONING PETITION

FOR PUBLIC HEARING

#2013-\_\_\_\_\_



PROJECT #: 427-001  
DRAWN BY: CC  
CHECKED BY: DM

**REZONING PLAN**

SEPTEMBER 20, 2013

REVISIONS:

RZ1.0