
REQUEST	Current Zoning: R-3, single-family residential Proposed Zoning: MUDD-O, mixed use development, optional
LOCATION	Approximately 1.23 acres located on the south side of Youngblood Road between McKee Road and Watermelon Lane. (Outside City Limits)
SUMMARY OF PETITION	The petition proposes to allow the development of a 2,000-square foot indoor/outdoor pet services facility.
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. This petition is inconsistent with the <i>Steele Creek Area Plan</i> which recommends single family residential for the subject property and the surrounding properties. The introduction of mixed use development, optional zoning (MUDD-O) into this suburban location to allow a commercial use is not consistent with the plan vision. In addition, the proposed site plan would reduce the separation between the associated outdoor activities and abutting residential property from 300 feet to 15 feet.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	William A Hodges Jr. and Jacqueline H. Hodges Laurel Oak Farm, LLC (attn.: Jacqueline H. Hodges) Keith MacVean/Jeff Brown
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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.
- 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.
- 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 six-foot sidewalk required along Youngblood Road.
 - Allowance for parking and maneuvering between the building/use and the setback along Youngblood Road.

- **Existing Zoning and Land Use**

- The subject property is currently zoned R-3 (single family residential) and developed with a single family structure. The surrounding properties are zoned R-3 (single family residential) and are vacant or developed with residential structures.

- **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 54 trips per day.
Proposed Zoning: 75 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **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.

OUTSTANDING ISSUES

- The proposed use is inconsistent with the *Steele Creek Area Plan*.
 - If this petition is considered for approval, the petitioner should:
 1. Add an optional request to eliminate the requirement for an eight-foot planting strip along Youngblood Road.
 2. Add a note to limit the height of the proposed building to 40 feet.
 3. Add a note that attached lighting will be fully shielded and downwardly directed.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department 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