

DEVELOPMENT DATA:  
 SITE AREA: 3.25 ACRES  
 TAX PARCEL: 027-251-57 & 027-251-58  
 EXISTING ZONING: INST (CD)  
 PROPOSED ZONING: INST (CD)(SPA)  
 EXISTING SQUARE FEET: 18,525  
 PLANNED BLDG SQ. FT.: (NONE)  
 MAX BLDG HEIGHT: 40 FEET  
 NO. OF PARKING SPACES: 68  
 ADDRESS: 9215 MALLARD CREEK RD,  
 CHARLOTTE, NC 28262

Planning Department  
**APPROVED BY CITY COUNCIL**  
 December 17, 2018

Pet No. 18-104

**2. GENERAL PROVISIONS:**

(A) Development Approval under Chapter 4 will apply to any listed use and subject to any other prescribed conditions allowed in the Institutional Zoning District.  
 (B) Any alternations to the conditional plan are subject to Section 6.207 (Alterations to Approval).

**3. PERMITTED USES:**

(A) Day Care Center, Adult Day Care Center, Vocational School, Religious Institutions, Health Institutions (medium intensity) (less than 50,000 sq. ft.), Cultural Facilities, Elementary or Secondary School. (Note: None of the above listed uses will be allowed to intensify their use to require more than the existing "Class C Buffer" or more than the existing 68 off street parking spaces.

**4. STREETScape AND LANDSCAPING**

(A) Any streetscaping (sidewalk and planning strip) will comply with CDOT requirements with a Change of Use in compliance of Chapter 4 (Development Approval) of the Zoning Ordinance.

**5. ENVIRONMENTAL FEATURES:**

(A) This site has complied with the Tree Save Area with the previous development of the site under the Petition # 99-28. This site will not provide any new building or additions to existing buildings on the site.  
 (B) The Site shall comply with the Charlotte City Council approved and adopted Post-Construction Ordinance. The Site shall not be eligible for any exemptions referenced in Section 18-105(a)(7) of the Post-Construction Stormwater Ordinance.

**ZONING CODE SUMMARY**

PROJECT NAME: PAL-A-ROO'S DAYCARE  
 OWNER: PAL-A-ROO'S DAYCARE PHONE #  
 PLANS PREPARED BY: CIVILTEK ASSOCIATES PHONE # (704) 944-1966  
 ZONING: INST (CD) JURISDICTION: CHARLOTTE  
 PROPOSED USE: DAYCARE  
 BUILDING HEIGHT: 40' Feet, Stories: 1  
 BUILDING COVERAGE: 18,525 sq.ft. GROSS FLOOR AREA: 18,525 sq.ft.  
 LOT SIZE: 3,219 sq.ft. (Acres) NUMBER OF UNITS/SUITES: N/A  
 YARD REQUIREMENTS:  
 Setback (front) 40 ft. from R/W 140 ft. from C/L of R/W  
 Side Yard (L) 20 ft. Side Yard (R) 20 ft.  
 Rear Yard 20 ft.  
 REQUIRED BUFFERS:  
 Front: (ND) Yes ft. Rear: No / (Y) 23 ft.  
 Side (L) No / (Y) 23 ft. Side (R) No / (Y) 23 ft.  
 REQUIRED SCREENING:  
 Front: (ND) Yes ft. Rear: (ND) Yes ft.  
 Side (L) No / (Y) 23 ft. Side (R) No / (Y) 23 ft.  
 Parking Only (ND) Yes  
 PAVEMENT COVERAGE: 0.620 sq.ft. / (acre)  
 PARKING DATA (specify requirement, zoning ordinance and section number)

**PERIMETER TREE REQUIREMENTS:**

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF LINES. OTHERWISE BOX OF NEW TREES MUST BE LARGE MATURING.

**INTERNAL TREE REQUIREMENTS:**

ONE TREE PER 10,000 SQ.FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60' OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 8% FOR RENOVATED SITES AND 10% FOR NEW SITES.

CALCULATIONS: IMPERVIOUS AREA= 23,923.90 SQ.FT. (ENTIRE SITE) LANDSCAPE AREA= 21,558.09 SQ.FT. TOTAL AREA= 45,481.99 SQ.FT.

\* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/10,000=3 TREES.

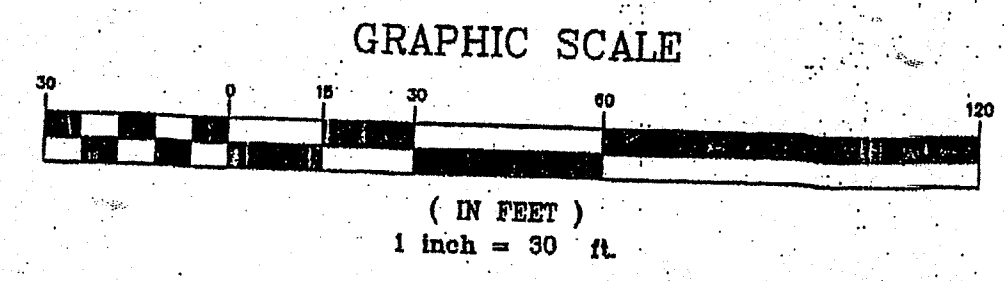
ATTENTION CONTRACTOR/LANDSCAPER IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT EFFECT TREES SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3599 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

OWNER/DEVELOPER  
 PAL-A-ROO'S DAYCARE  
 9215 MALLARD CREEK RD.  
 CHARLOTTE, NC

**STATEMENT OF RESTRICTIVE CONDITIONS**  
 (AS APPROVED BY REZONING PETITION #2018-104)

- THE TAX PARCELS 027-251-57 AND 027-251-58 CONTAINING 3.25 ACRES ARE ZONED INST(CD) AND ARE OWNED BY DIANNAH HORNEY AND CURRENTLY OCCUPIED BY PAL-A-ROO'S CHILD DEVELOPMENT CENTER. THE ADDRESS IS 9215 MALLARD CREEK ROAD, CHARLOTTE, NC 28262.
- THE REZONING PETITION IS FOR A SITE PLAN AMENDMENT (SPA) FOR THE EXISTING INST (CD) SITE PLAN. THE PETITION WILL INCLUDE ADDITIONAL PERMITTED USES THAT ARE ALLOWED IN THE INSTITUTIONAL ZONING DISTRICT. THESE LISTED USES ARE REQUIRED TO COMPLY WITH THE EXISTING SITE DEVELOPMENT STANDARDS OF THIS SITE PLAN AS SHOWN.
- THE BUILDING SETBACKS WOULD BE: FRONT 40' SIDE 20' REAR 20'. THE MAXIMUM SQUARE FOOTAGE OF ALL BUILDINGS WILL NOT EXCEED 25,500 MAXIMUM SQUARE FEET. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40 FEET.
- THE PARCEL ABUTS R-3 RESIDENTIAL ALONG THE SIDE YARD, AND A PORTION OF THE REAR YARD AND A PORTION ALONG THE REAR YARD AND IS ALSO R-15 MF (CD) ALONG THE REAR YARD. A 23' CLASS "C" BUFFER HAS BEEN INSTALLED ON THE LEFT SIDE REAR, AND RIGHT SIDE. THE BUFFER HAS BEEN PLANTED PER SECTION 12.302 OF THE ZONING REGULATIONS.
- EXISTING LANDSCAPING AND "TREE SAVE" AREAS HAVE BEEN IDENTIFIED AND MAINTAINED PER CITY REQUIREMENTS. THESE INCLUDE SCREENING REQUIREMENTS FOR PARKING LOTS, AND OWNER'S LANDSCAPING REQUIREMENTS. THERE WILL BE NO TRASH PICKUP BY THE CITY AT CURBSIDE. THERE ARE TRASH DUMPSTERS ON SITE WITH ENCLOSED WALLS SCREENING THE TRASH AND THE DUMPSTERS. THESE ENCLOSURES HAVE HINGED GATES.
- THERE IS DETACHED POLE-LIGHTING ON THE SITE (SEE LOCATION ON THE SITE PLAN) THE DETACHED POLE-LIGHTING DOES NOT EXCEED 20'.
- THE PHYSICAL USE OF THIS SITE WILL CONSIST OF THE FOLLOWING:
  - THE EXISTING PAL-A-ROO DAYCARE CENTER IS LICENSED FOR 235 TOTAL CHILDREN MAXIMUM, PLUS 45 TEACHERS MAXIMUM.
  - THE MULTI-PURPOSE FACILITY IS FOR THE USE OF AN EDUCATIONAL BUILDING. IT IS A PRE-ENGINEERED METAL STRUCTURE ATTACHED TO A CLASSROOM BUILDING. IT WILL CONTAIN A BASKETBALL COURT WITH A STAGE, TOILETS, AND A MEZZANINE FLOOR TO BE USED AS A TEACHER'S CONFERENCE AREA. THIS MULTI-PURPOSE FACILITY WILL BE USED ON RAINY DAYS WHEN CHILDREN CANNOT GO OUTSIDE TO PLAY. GROUP ACTIVITIES CAN ALSO USE THIS BUILDING WHEN A LARGER AREA IS NEEDED FOR SCHOOL-AGE PROGRAMS.
  - THIS BUILDING CAN ALSO BE USED FOR OTHER PRINCIPAL OR ACCESSORY USES ALLOWED UNDER THE INSTITUTIONAL ZONING USE LIST THAT ARE AN ADDITION TO THIS PETITION #2018-104.
  - THIS MULTI-PURPOSE FACILITY MAY BE LEASED FOR THE USE OF SMALL CHURCH ASSEMBLY SERVICES ON SUNDAY MORNINGS ONLY FOR 3 HOURS MAXIMUM. THIS IS BASED ON PARKING REQUIREMENTS OF 4 CAR PER 4 MOVABLE SEATS, 67 SPACES X 4 = 268 MAXIMUM PEOPLE ALLOWED FOR CHURCH WORSHIP.
  - THE NEW MULTI-PURPOSE FACILITY MAY BE LEASED OCCASIONALLY DURING AFTER SCHOOL HOURS FOR CHURCH LEAGUE ACTIVITIES. THE TIME OF USE FOR THESE ACTIVITIES WILL BE AFTER REGULAR HOURS AND TO TERMINATE NO LATER THAN MIDNIGHT.
  - A FENCED-IN OUTDOOR PHYSICAL PLAY AREA WILL BE REQUIRED BASED ON 100 SQUARE FEET OF LAND PER CHILD. THEREFORE, BASED ON 235 CHILDREN THE MAXIMUM 295 X 100 = 29,500 SQUARE FEET IS REQUIRED. THIS IS LOCATED WITHIN THE BUFFERS OR SIDE YARD.
- THE AMENDED PRINCIPAL USES SUBJECT TO COMPLIANCE WITH CHAPTER 4 (DEVELOPMENT APPROVAL) BASED ON THE EXISTING SITE DEVELOPMENT STANDARDS: I.E. PARKING, BUFFERS, SCREENING AND SETBACKS.
  - ADULT DAYCARE CENTERS SUBJECT TO THE REGULATIONS OF SECTION 12.302
  - VOCATIONAL SCHOOL
  - RELIGIOUS INSTITUTIONS
  - HEALTH INSTITUTIONS, PROVIDED WITHIN THE COMPLIANCE OF:
    - MAXIMUM FLOOR RATIO 3.0
    - NO PRIMARY VEHICULAR ACCESS FROM CLASS Y1
    - INSTITUTIONAL USE (MEDIUM INTENSITY LESS THAN 50,000 SQ. FEET)
  - CULTURAL FACILITIES
- COMPLIANCE OF CHAPTER 4 MAY BE REQUIRED WITH A CHANGE OF USE FROM THE EXISTING INSTITUTIONAL USE AS A DAYCARE CENTER TO ANOTHER LISTED APPROVED USE ON THIS SITE PLAN.
- PARKING IS INDICATED ON THE SITE PLAN.
  - SPACE PER 10 CHILDREN IS REQUIRED = 20 SPACES
  - SPACE PER EACH STAFF MEMBER IS REQUIRED = 45 SPACES
  - CENTER VAN SPACES = 2 SPACES

67 TOTAL SPACES  
 68 TOTAL SPACES SHOWN ON THIS PLAN
- NOTE: FOR THE TOTAL SPACES SHOWN, 2 ARE FOR HANDICAPPED.



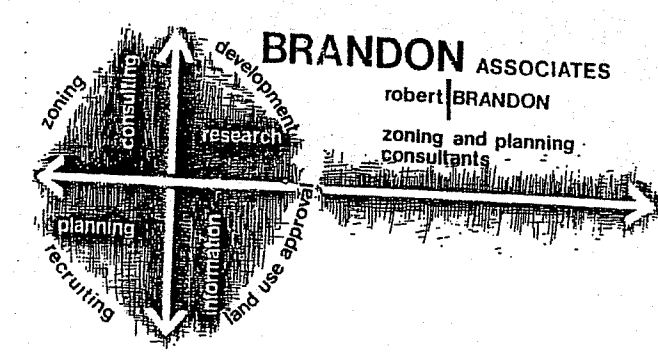
Site Plan  
 PAL-A-ROO'S DAYCARE  
 9215 Mallard Creek Road  
 City of Charlotte,  
 Mecklenburg County, North Carolina

Revisions:  
 Rev. As Per Comments- 10-11-18  
 3rd Rev. As Per Comments- October 23, 2018

Drawn By  
 Approved By  
 Job Name:  
 Pal-A-Roos

Scale:  
 1" = 30'  
 (H)  
 (S)

Sheet No.  
 1 of 1



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