

Development Data Table.

Site Acreage: 1.19 +/- acres
Tax Parcel(s): 121-077-09
Existing Zoning: MUDD (O)
Proposed Zoning: MUDD(O) Site Plan Amendment
Existing Use: Undeveloped
Proposed Use: Veterinarian Clinic/Animal Hospital with associated uses
Number of Residential Units: n/a
Residential Density: n/a
Maximum Square Footage of Non-Residential Uses: 31,200
Maximum Bldg. Height: Two Stories (plus basement level)
Number of Parking Spaces Provided: 45 (see "Optional Provisions" below)
Number of Parking Spaces Required: 52

General Provisions.

1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.

2. Unless more stringent standards are established by this site plan or the conditions established herein, all applicable development standards and requirements under the City of Charlotte Zoning Ordinance for the proposed zoning district classification shall be followed in connection with the proposed development of the site.

Optional Provisions.

3. Two optional provisions are proposed: a) a request to reduce the number of required parking spaces from 52 spaces to 45 spaces and b) a request to permit vehicular maneuvering/parking space between the building and the setback along Euclid Avenue to access the generator/transformer utility area.

Permitted Uses.

4. The use proposed by this rezoning is a veterinarian clinic/animal hospital with associated related uses, such as but not limited to, boarding, grooming, retail sales of pet supplies, etc. All uses and activities associated with the proposed uses shall be located within the proposed building. No outdoor uses are allowed.

5. All other non residential uses allowed by the MUDD zoning classification shall also be permitted.

Transportation.

6. The petitioner shall dedicate additional street right-of-way as shown along the site's South Boulevard, Ideal Way and Euclid Avenue frontages per the requirements of the Charlotte Department of Transportation (CDOT). The new right-of-way areas shall be conveyed to the appropriate city or state agency via a fee simple title. Such conveyance shall occur prior to the issuance of any building permit associated with the proposed development. Also, the petitioner reserves the option of securing an air rights agreement with CDOT to allow the proposed building's roof projection into the South Boulevard right-of-way as shown. If the petitioner does not seek said air rights agreement or it is not approved if sought, then the roof projection into the right-of-way shall be eliminated.

7. The number and location of proposed driveways shall be as generally depicted on the site plan. Such driveways shall conform to all requirements for design, construction, etc.

8. All proposed parking shall be provided as surface parking spaces on site as well as other parking spaces within the abutting street rights of way as generally illustrated.

9. Adequate site distance triangles will be maintained at all driveways.

10. Bicycle parking shall be provided per the requirements of the City of Charlotte zoning ordinance.

Architectural Standards.

11. Building elevation(s) are hereby included as part of the conditional site plan. Such elevations are intended to depict the general architectural style, character and detailed design elements of the proposed building. Changes and alterations which do not substantially change the overall conceptual architectural style and character are permitted as a matter of right by the petitioner based upon final design/construction drawings.

12. The predominant exterior wall building material will be brick.

13. The dumpster/recycling areas shall be within a solid enclosure, including gates. The generator transmission area shall also be contained within a solid enclosure with gates and utilize a masonry exterior finish that will compliment the exterior of the proposed building.

Streetscape and Landscaping.

14. The petitioner shall install sidewalks and planting strips as illustrated along South Boulevard, Ideal Way and Euclid Avenue.

15. All landscaping will meet or exceed the standards of the City of Charlotte zoning ordinance.

Environmental Features.

16. There are no wetlands present on the site.
17. The proposed site development will comply with the City of Charlotte Post Construction Controls Ordinance.

Parks, Greenways and Open Space.

18. Open space in the form of planted landscaping areas internally in the parking lot as well as around the perimeter of the site shall be provided as shown.

Fire Protection.

19. Adequate fire protection will be provided per the standards and requirements of the Charlotte Fire Marshall.

Signage.

20. All signs will be erected in accordance with applicable requirements.

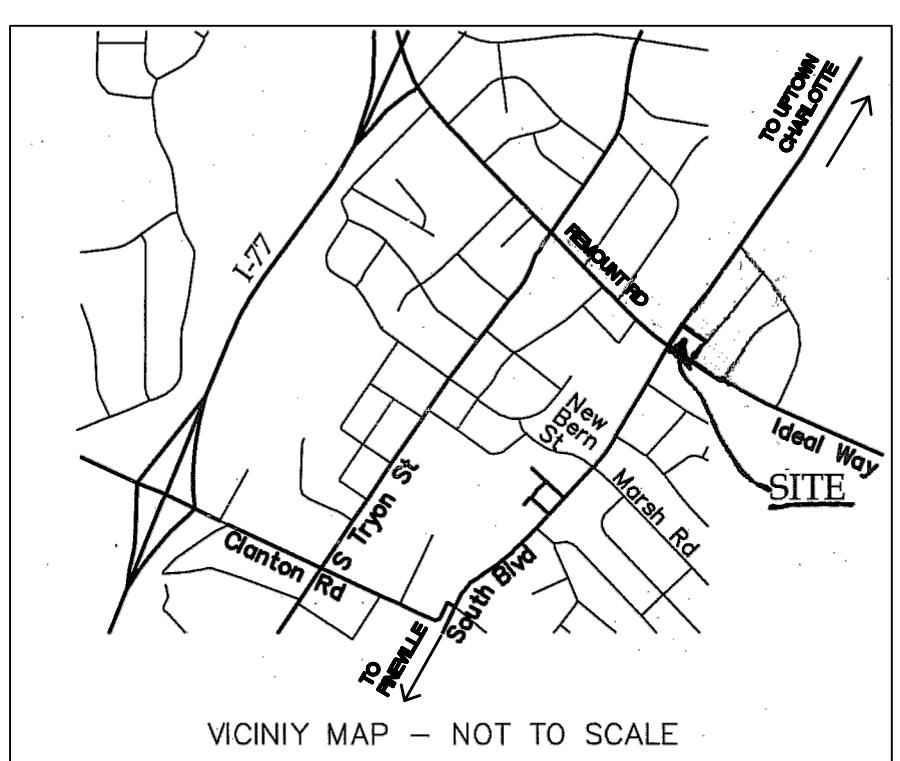
Lighting.

21. The maximum height of any free standing lighting fixtures installed within the surface parking area on site shall not exceed 25 feet. All such fixtures shall be fully capped and shielded such that the illumination is downwardly cast.

22. No "wall-pak" lighting will be permitted.

Phasing.

23. n/a



Long Animal Hospital

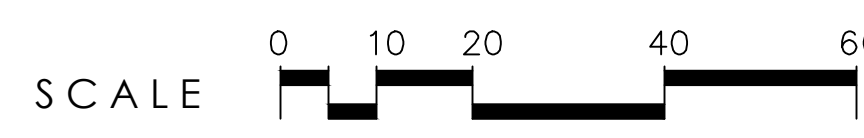
Charlotte, North Carolina

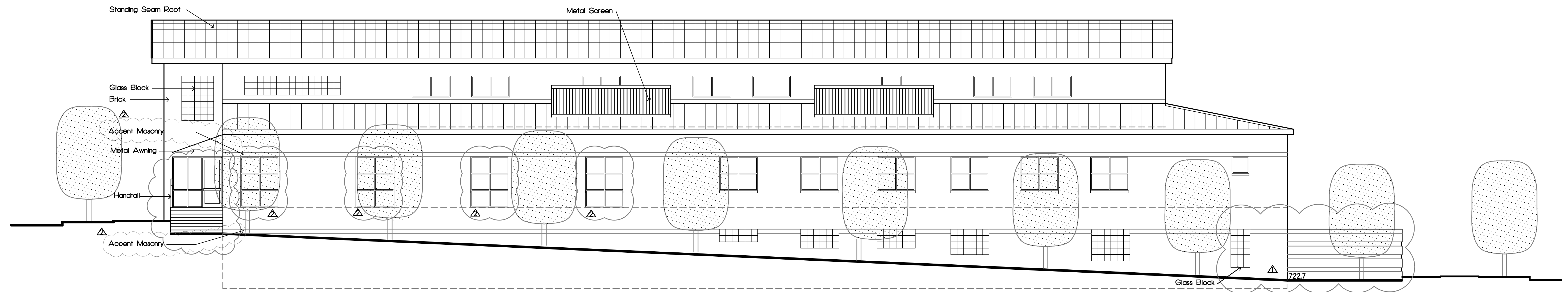
For Public Hearing

Proposed Site Plan December 22, 2010

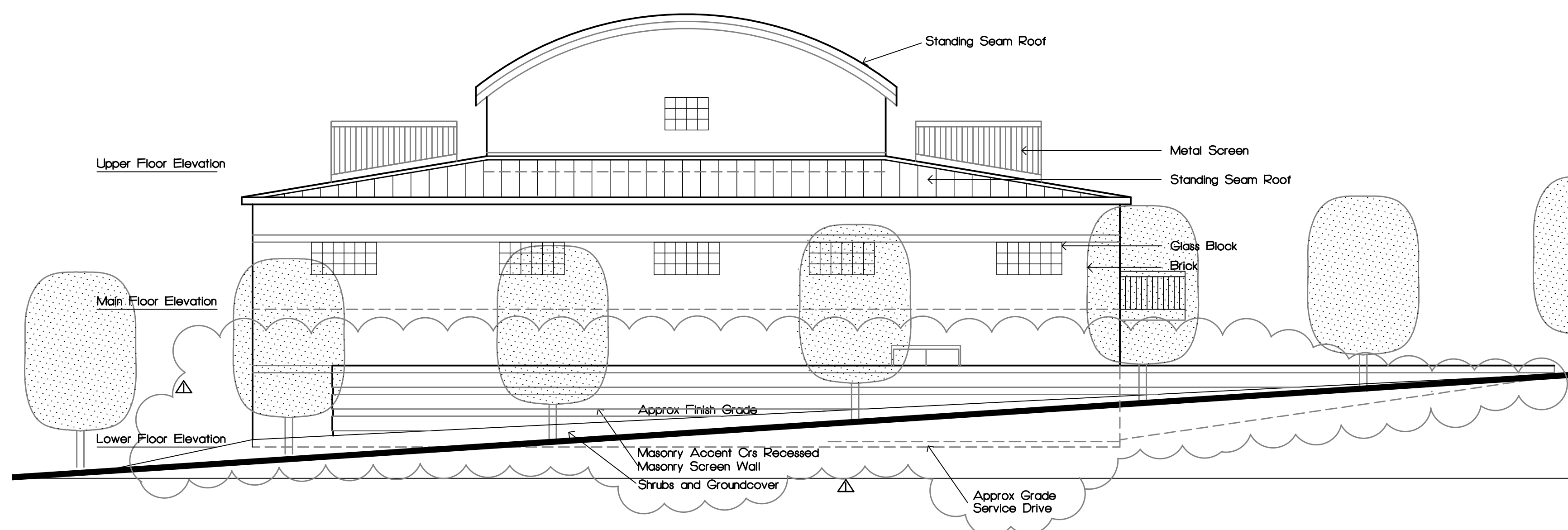
Garner & Brown Architects PA 1718 East Boulevard, Charlotte, North Carolina 28203

Planning Dept Comments
February 18, 2011
Planning Dept Comments
February 3, 2011

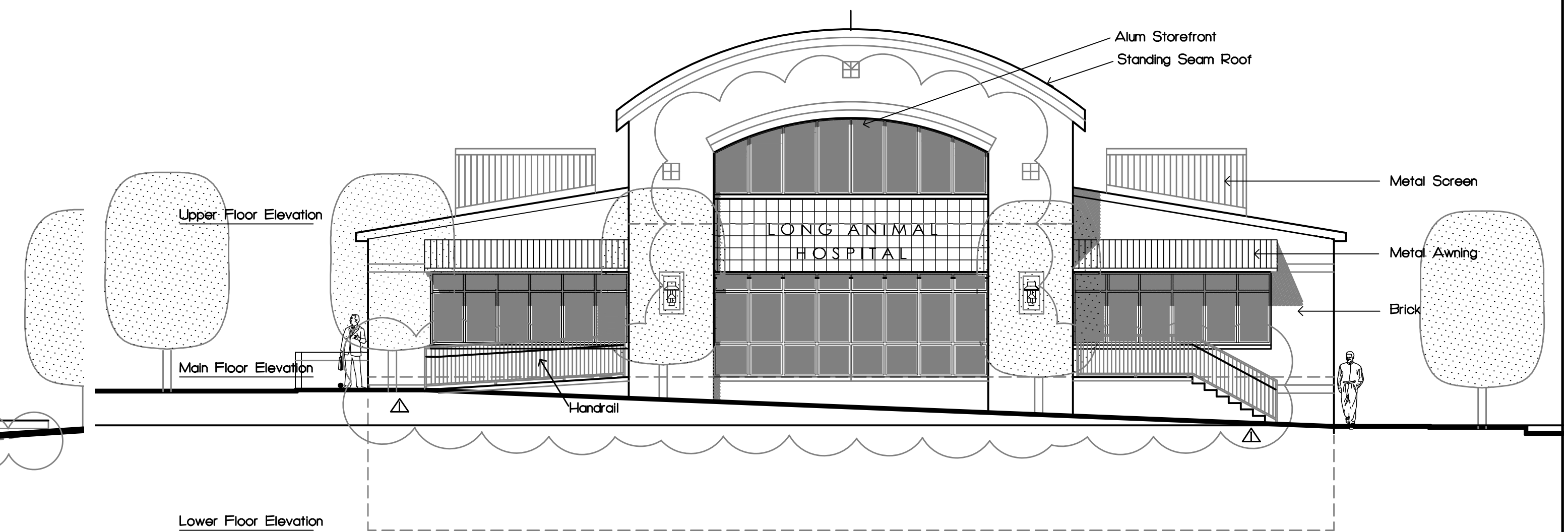




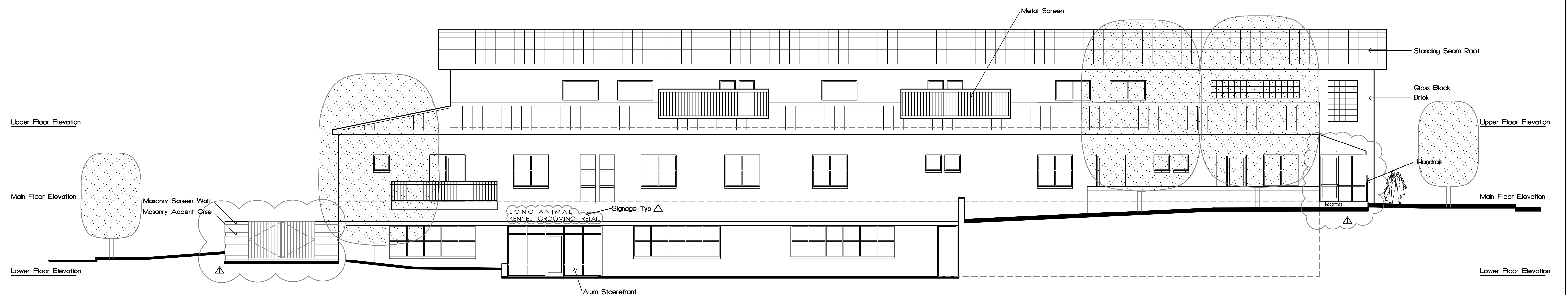
South Elevation (Ideal Way)



East Elevation (Euclid Avenue)



West Elevation (South Blvd)



North Elevation

Long Animal Hospital

Charlotte, North Carolina

For Public Hearing Elevations

December 22, 2010

2 Planning Dept Comments
February 18, 2011
1 Planning Dept Comments
February 3, 2011

SCALE 0 4 8 16 24

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