

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. One optional provision is proposed, which pertains to the number of required parking spaces. In this instance the proposed building requires a total of 52 spaces; however the proposal shall contain a maximum of 45 spaces. The lower (basement) level of the proposed building shall be finished to its maximum square footage extent, which will provide, especially, for much needed additional storage space. The total completion of the basement level establishes a total building size which exceeds the overall minimum parking standards by 7 parking spaces as provided and illustrated herein.

**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. 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.

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

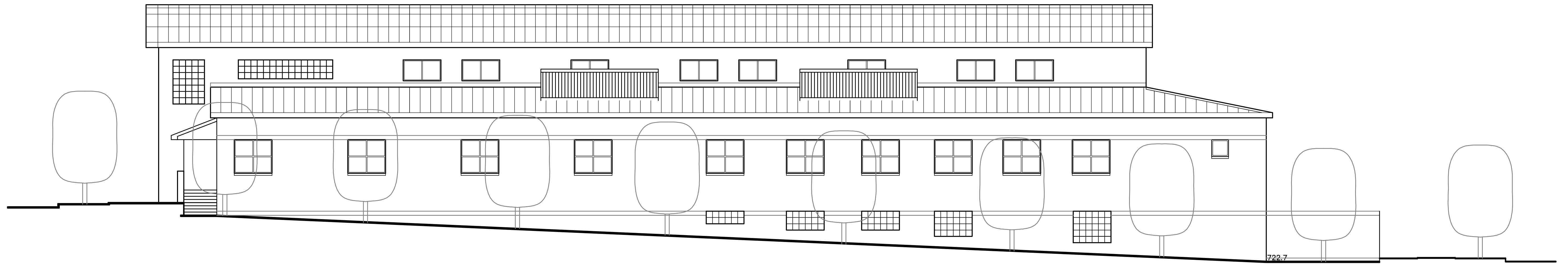
Charlotte, North Carolina

Proposed Site Plan

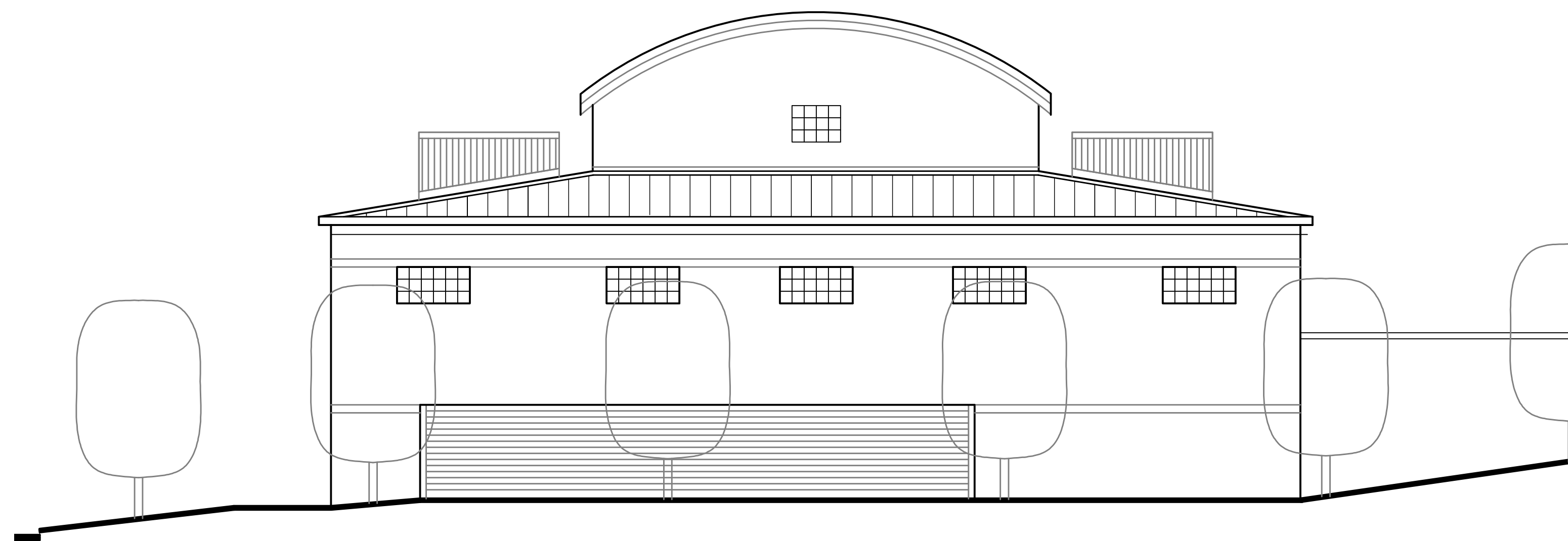
December 22, 2010

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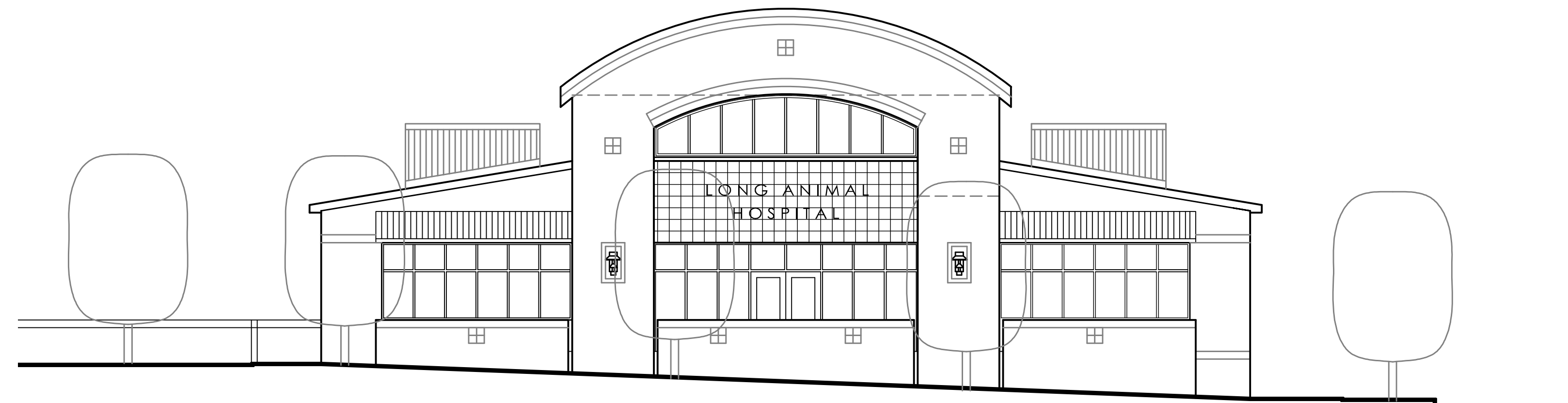
Garner & Brown Architects PA 1718 East Boulevard, Charlotte, North Carolina 28203



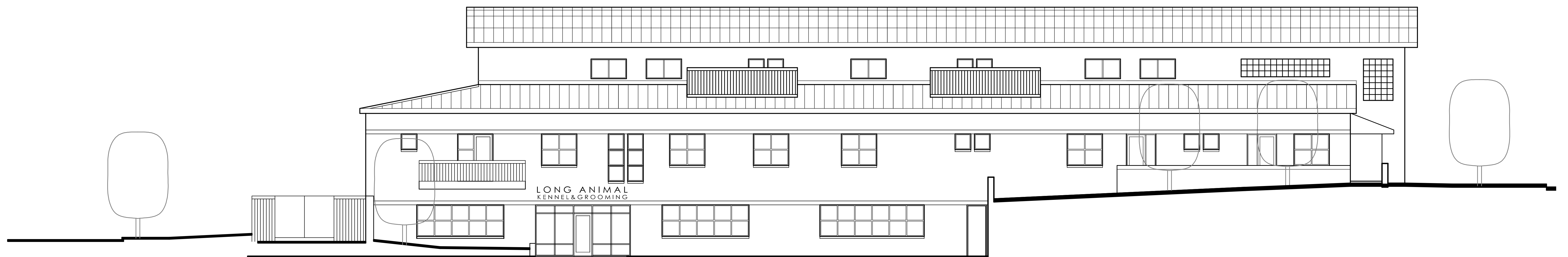
South Elevation (Ideal Way)



East Elevation (Euclid Avenue)



West Elevation (South Blvd)



North Elevation

# Long Animal Hospital

Charlotte, North Carolina

Elevations

December 22, 2010

SCALE 0 4 8 16 24

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