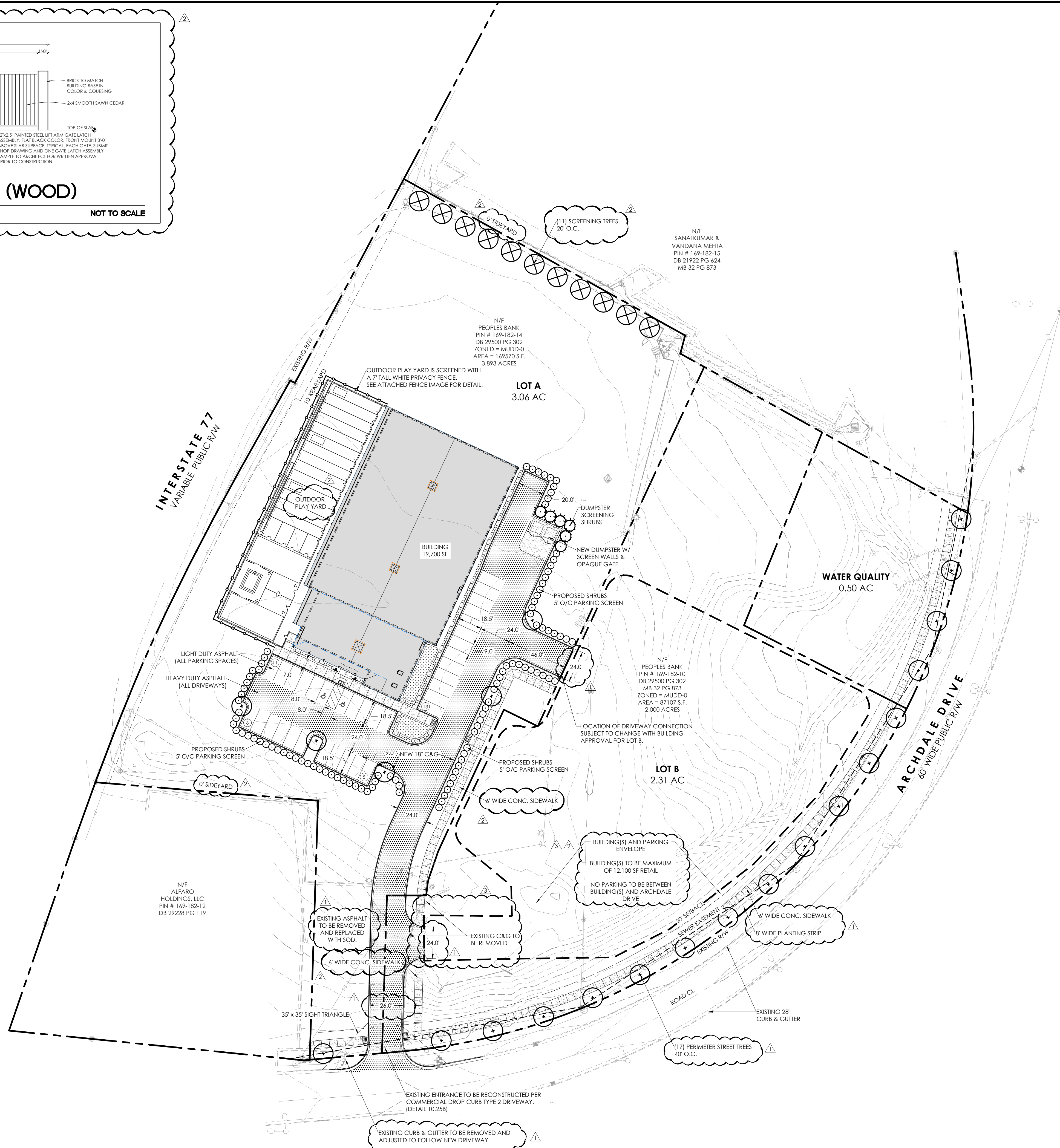


DUMPSTER GATE (WOOD)

NOT TO SCALE



SITE DEVELOPMENT DATA		
SITE ACREAGE:	256,677.4 SF (5.89 AC)	
SITE TAX PARCEL :	16918210, 16918214 (219 & 275 ARCHDALE DRIVE, CHARLOTTE, NC)	
ZONING:	MUDD-O (EXISTING)	B-1 (CD) (PROPOSED)
USE:	LOT A: PET SERVICES INDOOR/OUTDOOR	LOT B: ALL USES IN B-1 EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW
EXISTING BUILDING SIZE	N/A	
PROPOSED BUILDING SIZE	LOT A = 19,700 SF	LOT B = 12,100 SF MAX.
MAX. BUILDING HEIGHT	40'	
PARKING SPACES REQUIRED	PER ORDINANCE	
BICYCLE PARKING	PER ORDINANCE	
LOADING SPACES	PER ORDINANCE	
TOTAL LOT AREA	256,677.4 (5.89 AC)	
MIN. FRONT SETBACK	20' FRONT MIN. SETBACK	
MIN. SIDEYARD	0' SIDEYARD (8' BUILDING SEPARATION FROM SIDEYARD)	
MIN. REARYARD	10' REARYARD	
FEMA MAP NUMBER	3710453100J	
FEMA EFFECTIVE DATE	MARCH 2, 2009	
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615	

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS:

1. THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF INDOOR AND OUTDOOR PET SERVICES ON LOT A AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT ON LOT B EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW.
2. LOT A WILL HAVE A MAXIMUM OF 1 PRINCIPLE BUILDING AND LOT 2 WILL HAVE A MAXIMUM OF 2 PRINCIPLE BUILDINGS.
3. THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

PERMITTED USE:

1. THE INTENDED USE FOR LOT A IS INDOOR AND OUTDOOR PET SERVICES.

2. LOT B ALLOWS ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT EXCEPT THAT A MAXIMUM OF 12,100 SF OF RETAIL WILL BE ALLOWED AND THE FOLLOWING USES ARE PROHIBITED: AUTOMOBILE SERVICE STATIONS, AUTOMOBILE AND MOTORCYCLE SALES, CONVENIENCE STORES WITH GASOLINE SALES, ANIMAL CREMATORIUMS, CIVIC, SOCIAL SERVICE OR FRATERNAL FACILITIES, DWELLINGS, EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING, FENCES AND FENCE MATERIAL RESALE AND WHOLESALE, AND ACCESSORY DRIVE-THROUGH FACILITIES ASSOCIATED WITH AN EATING/DRINKING/ENTERTAINMENT ESTABLISHMENT (EDEE).

TRANSPORTATION:

1. SITE ACCESS FROM ARCHDALE DRIVE SHALL UTILIZE THE EXISTING DRIVEWAY LOCATION WITH ALTERATIONS AS OUTLINED BY THE REZONING PLAN.

ARCHITECTURAL STANDARDS:

1. SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
2. PROMINENT PEDESTRIAN ENTRANCE: ALL BUILDINGS SHALL PROVIDE PROMINENT PEDESTRIAN ENTRANCES. PRIMARY ENTRANCES AND ENTRANCES ORIENTED TO THE PUBLIC STREET MUST PROVIDE DOORWAYS RECESSED INTO THE FACE OF THE BUILDING. THE ENTRY WAY MUST BE 1 SQUARE-FOOT FOR EACH 1,000 SQUARE FEET OF FLOOR AREA WITH A 15 SQUARE-FOOT MINIMUM.
3. UTILIZE STONE, OR OTHER MASONRY, AT 3' MINIMUM WAINSCOTING HEIGHT
4. THE FIRST FLOOR OF THE BUILDING(S) TO BE LOCATED WITH LOT B MUST BE DESIGNED TO ENCOURAGE AND COMPLEMENT PEDESTRIAN-SCALE ACTIVITY. ALL BUILDING FACADES WHICH ARE VISIBLE FROM THE PUBLIC STREET SHALL UTILIZE A COMBINATION OF WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM THE STREET. WORKS OF ART, FOUNTAINS AND POOLS, STREET FURNITURE, LANDSCAPING AND GARDEN AREAS, ARCHITECTURALLY ARTICULATED FACADES, AND DISPLAY AREAS MAY ALSO BE CONSIDERED IN MEETING THIS REQUIREMENTS. WHERE WINDOWS ARE USED AND VISIBLE FROM THE PUBLIC STREET THEY MUST BE TRANSPARENT. WHERE EXPANSES OF SOLID WALL ARE NECESSARY, THEY MAY NOT EXCEED 20 FEET IN LENGTH.

STREETSCAPES AND LANDSCAPES:

1. AN 8' PLANTER STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG ARCHDALE DRIVE, AS SHOWN ON THE REZONING PLAN.
2. THERE WILL BE A PEDESTRIAN NETWORK CONNECTION BETWEEN LOT A AND LOT B BUILDINGS, IN ADDITION TO CONNECTING BOTH LOT A AND LOT B BUILDINGS TO SIDEWALK ALONG THE PUBLIC STREET.

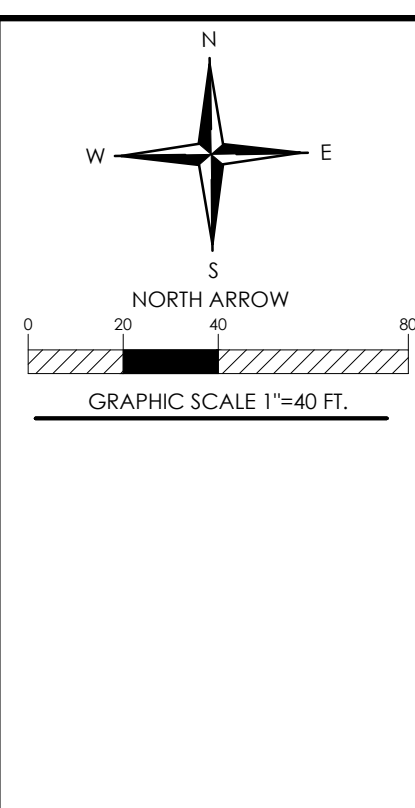
LIGHTING:

1. ALL OUTDOOR LIGHTING SHALL UTILIZE CULTURE REELOW MARY SHIELDED LIGHTING FIXTURES AND THAT DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.

TRASH SERVICE:

1. TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.

**HensonFoley**  
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NC ENGINEERING BOARD LICENSE #: C-3781  
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



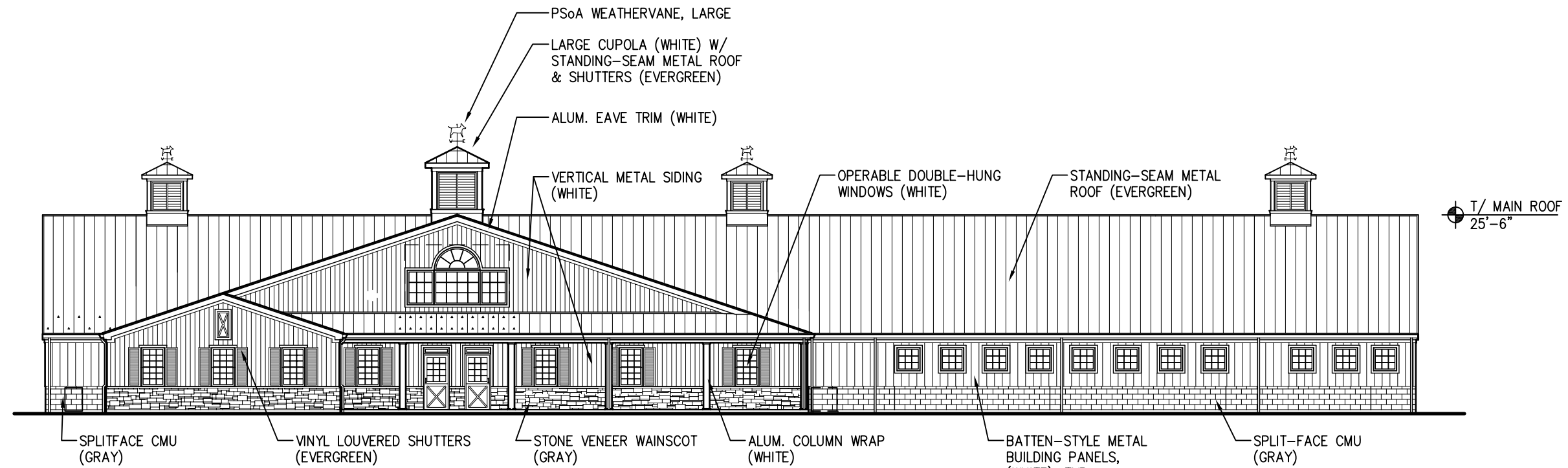
**PetSuites**  
TAX ID: 16918214, 16918210  
PETITION NUMBER: 2015-073  
219 ARCHDALE DRIVE CHARLOTTE, NC  
**REZONING PLAN**

REVISIONS:	
△	2015/06/18 - ZONING
△	2015/08/12 - ZONING
△	2015/08/20 - ZONING

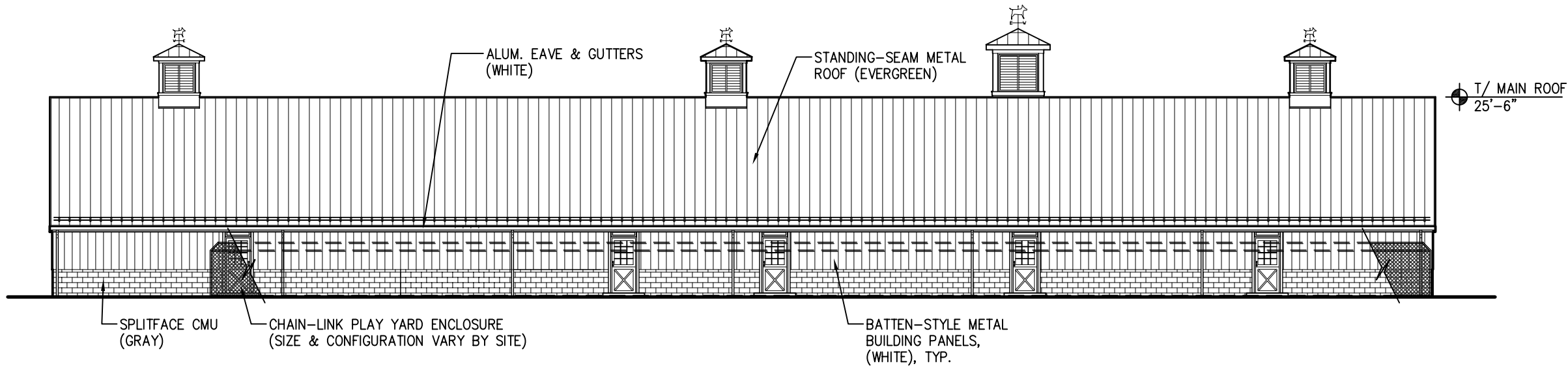
FILE NAME: C03 - REZONING.DWG	
PROJECT NUMBER: 214123	
DATE: 06/18/2015	DRAWN BY: JAH
SHEET C01 OF XX	



# PROTOTYPE - T PLAN

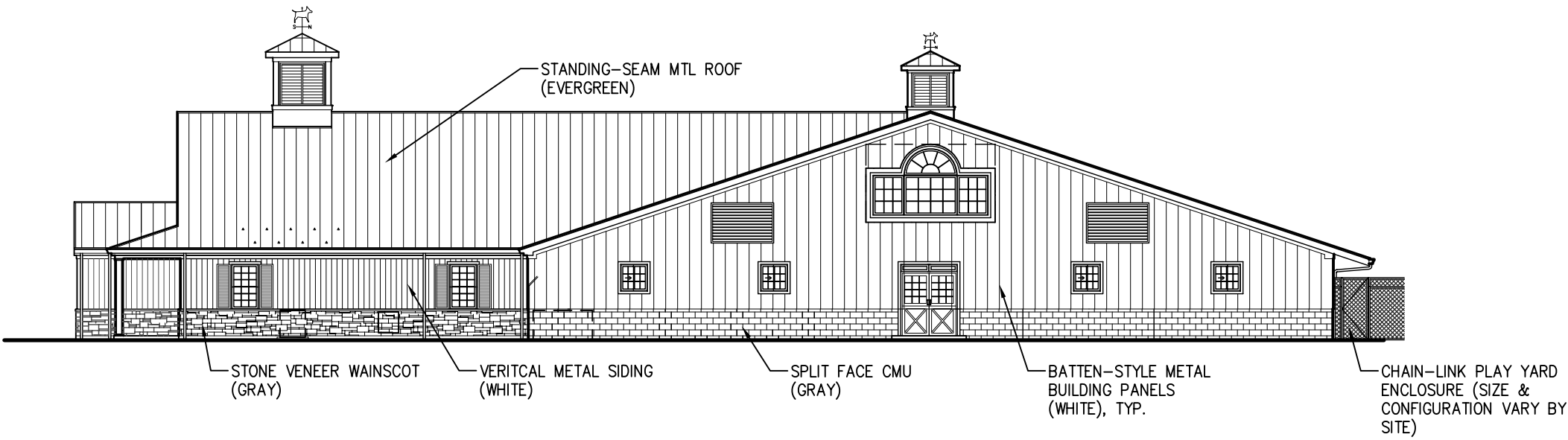


PROTOTYPE - T PLAN  
PetSuites of America



REAR ELEVATION

1/16" = 1'-0" 0 8 16 32



RIGHT ELEVATION

1/16" = 1'-0" 0 8 16 32

SEAL

NO.	ISSUE DESCRIPTION	DATE
	TRANSMIT	04-27-12

Sheet Title  
PROTOTYPE - T  
EXTERIOR ELEVATIONS  
Issued For Permit Date  
Scale  
Drawn By  
00000  
PSoA PROTO-I





