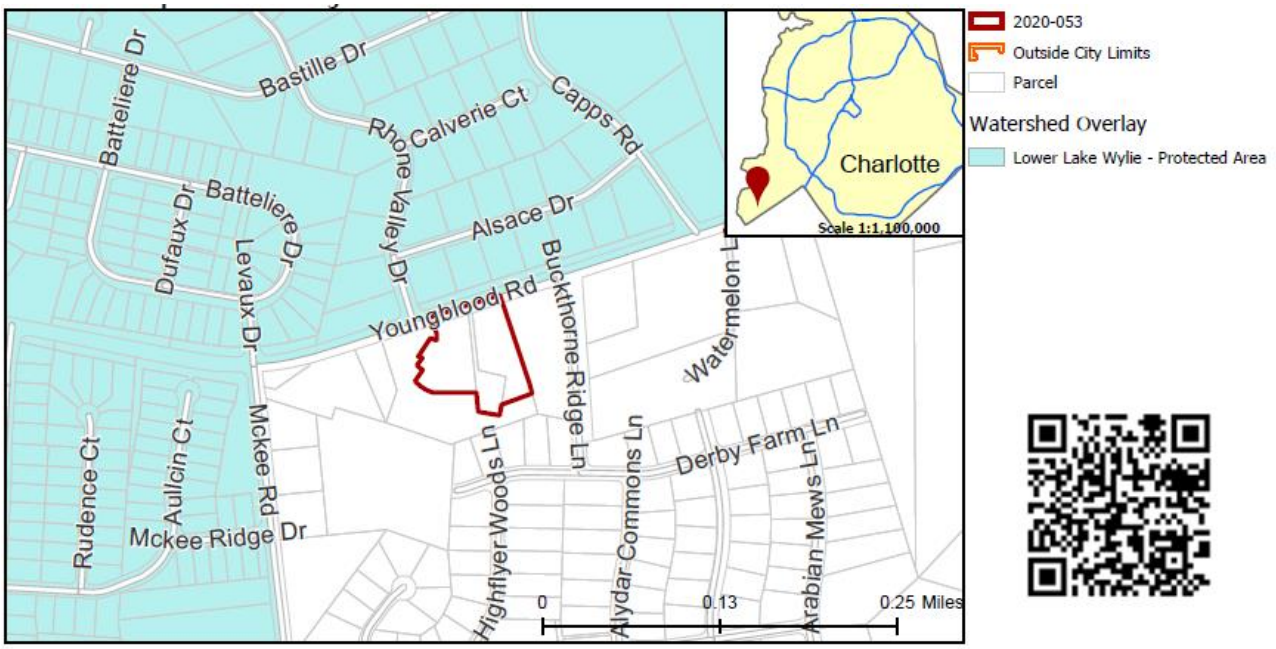
CHARLOTTE
PLANNING, DESIGN & DEVELOPMENT

Rezoning Petition 2020-053
Pre-Hearing Staff Analysis
July 20, 2020

REQUEST	Current Zoning: R-3 (single family residential) and MUDD-O (mixed use development, optional) Proposed Zoning: MUDD-O (mixed use development, optional) and MUDD-O SPA (mixed use development, optional, site plan amendment)
LOCATION	Approximately 1.32 acres located on the south side of Youngblood Road, west of Buckthorne Ridge Lane, and east of McKee Road



SUMMARY OF PETITION	The petition proposes rezone property to MUDD-O and MUDD-O SPA to allow up to 6,000 square feet for an indoor pet center with limited outdoor pet center uses.
PROPERTY OWNER **PETITIONER** **AGENT/REPRESENTATIVE**	William A. Hodges Bill Hodges Keith MacVean, Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues related to transportation. <u>Plan Consistency</u> The petition is **inconsistent** with the *Steele Creek Area Plan* (2012) recommendation for single family residential up to four dwelling units per acre (DUA) for a portion of the site and **consistent** with the land use recommendation for retail for a portion of the site. <u>Rationale for Recommendation</u>

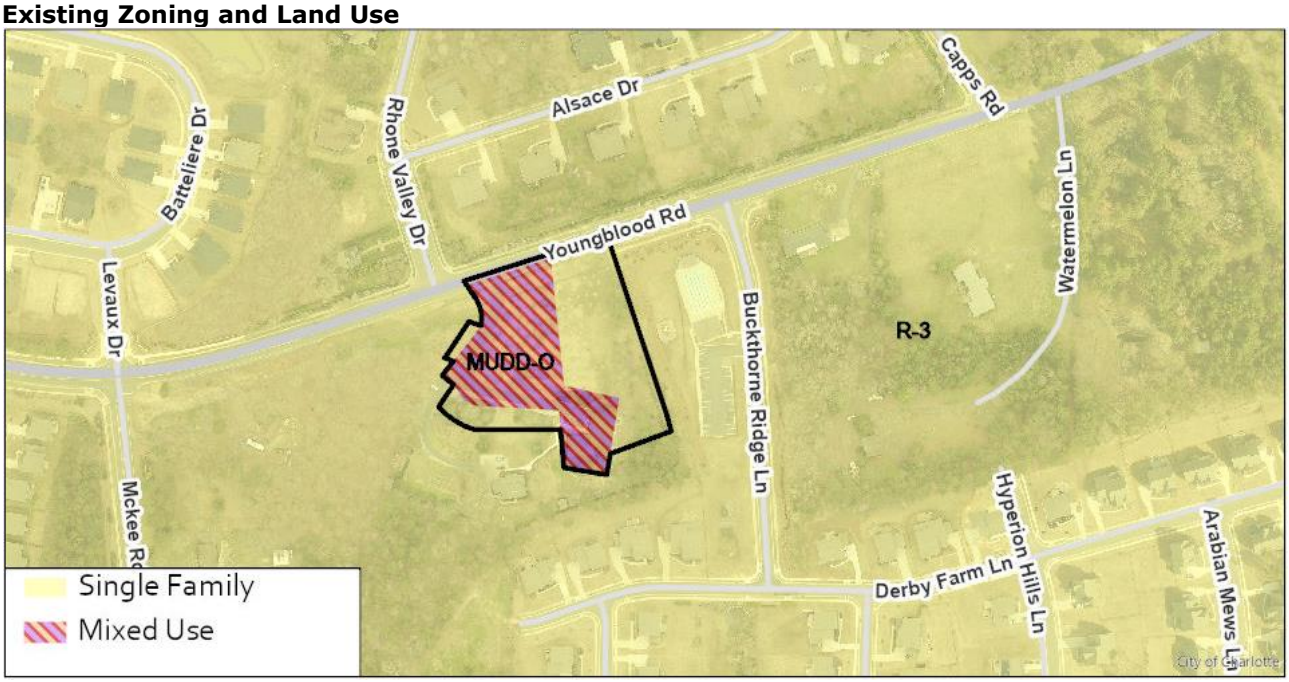
- For a portion of the site the petition is inconsistent with the area plan recommendation; however, it will allow the expansion of an existing adjacent commercial indoor pet center.
- The proposed expansion of the commercial indoor pet center provides a needed service to the surrounding residential neighborhood.
- Adequate fencing, buffering and sound insulation are included as part of the proposed site plan to protect adjacent properties.
- The parcel to the east, adjacent to the proposed expansion of the indoor pet center, is used as the community pool, playground and parking lot for the adjoining residential subdivision.

The approval of this petition will revise the adopted future land use as specified by the *Steele Creek Area Plan*, from residential up to four DUA land use to retail for a portion of the site.

PLANNING STAFF REVIEW

- **Proposed Request Details**
  The site plan accompanying this petition contains the following provisions:
  - Allows up to 6,000 SF for an indoor pet center and limited outdoor pet center uses including fenced outdoor walking and exercising for pets.
  - Applies the following optional provisions:
    - To allow a fenced area outside of the indoor pet center to be used for walking and exercising of pets that does not meet the 300-foot separation from a lot in a residential zoning district or a residential use as generally depicted on the rezoning plan.
    - To allow parking between the proposed building and Youngblood Road as generally depicted on the rezoning plan.
  - Provides an 8' sound wall along the buffer on Youngblood Road to limit noise from pets.
  - Limits building height to 40' and the proposed building would be residential in character.
  - Requires Class C buffers along residential property lines.
  - Restricts site lighting to meet the following conditions: 15' maximum height and full cut-off fixtures for both site lighting and building lighting.

- **Existing Zoning and Land Use**



Part of this site was rezoned in 2014 (petition 2013-093) to allow an indoor pet center. The subject property consists of the existing indoor pet center. The surrounding land uses include single family residential and a community swimming pool.

A portion of the subject property is an existing indoor pet center and the rest is undeveloped land. The site is marked with a red star.

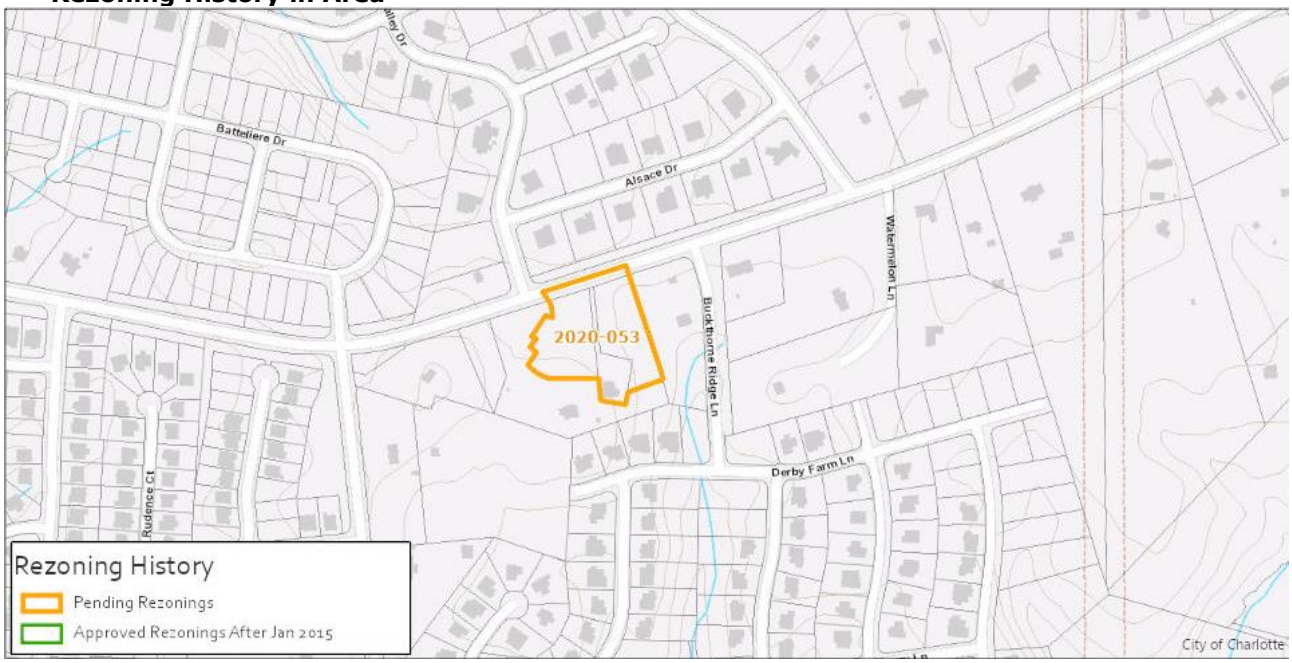
The properties to the north are developed with single family residential houses.

The properties to the south are developed with single family residential houses. The subject property is marked with a red star.

The property to the east is developed with a community swimming pool and recreation area.

The properties the west are developed with single family residential houses.

- **Rezoning History in Area**



There are no recently pending or approved rezoning petitions within the surrounding area.

- **Public Plans and Policies**

- The *Steele Creek Area Plan* (adopted 2012) recommends residential uses up to four dwelling units per acre (DUA) for a portion of this site. Portions of the site are recommended for retail land use as per rezoning petition 2013-093.

- **TRANSPORTATION SUMMARY**
  - The site is on Youngblood Road (minor thoroughfare, state maintained) and is in a wedge outside Route 4. The site is also located within the extraterritorial jurisdiction (ETJ). The applicable plan is the Steele Creek Area Plan.
- **Active Projects:**
  - There are no active projects within the immediate vicinity.
- **Transportation Considerations**
  - See Outstanding Issues, Note 1
- **Vehicle Trip Generation:**

  Current Zoning:

  Existing Use: No data for trips per day (based on a pet center).

  Entitlement: No data for trips per day (based on a pet center).

  Proposed Zoning: No data for trips per day (based on a pet center).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** No outstanding issues.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.

- **Mecklenburg County Parks and Recreation Department:** No comments submitted.

OUTSTANDING ISSUES

Transportation

1. CDOT requests the petitioner to dedicate right-of-way along the entire frontage of parcel ID# 21705104, so the future curb and gutter may be constructed by others. The current proposed right-of-way dedication dedicates a portion of parcel ID# 21705104.

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Lisa Arnold (704) 336-5967