



DATE FILED	<u>5-27-15</u>
APPLICATION NUMBER	<u>2015-631</u>
<i>For office use only</i>	

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 21510103

Address of property: 11325 Independence Blvd, Matthews, NC 28105

Location of property:

Title to the property was acquired on 03/03/2014
and was recorded in the name of Armors, Inc
whose mailing address is 11617 Elizabeth Madison Ct, Charlotte, NC 28277

The deed is recorded in Book 29028 and Page 966 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-H Requested zoning classification: B-D (CD)

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List reason(s) why zoning should be changed (use separate sheet if necessary):

We are requesting this zoning change to allow our use of Commercial Kennel. There is other similarly zoned property in the area, and our use would be a benefit to the community.



Signature of property owner (must be original)

ARMORS INC.

Print name of property owner
Armors Inc.

Property owner's mailing address
11617 Elizabeth Madison Ct

Property owner's mailing address, continued
Charlotte, NC 28277

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)



Print name of petitioner
Mark Fee

Petitioner's mailing address
5050 E. Galbraith Rd., Ste B

Petitioner's mailing address, continued
Cincinnati, OH 45236

Petitioner's mailing address, continued

513-248-8350 mfee@cooper-co.com

Petitioner's phone number/email address

Application number
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List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

21510119

TAX PARCEL
Sunny Side Up Realty
PROPERTY OWNER NAME(S)
1628 Matthews-Mint Hill Rd
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21510115

TAX PARCEL
OHM Parmatma LLC
PROPERTY OWNER NAME(S)
1938 Moore Rd
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21510120

TAX PARCEL
Poulos Enterprises
PROPERTY OWNER NAME(S)
3900 Wesley Chapel Rd
OWNER MAILING ADDRESS
Matthews, NC 28015
OWNER MAILING ADDRESS, CONTINUED

21510118

TAX PARCEL
Tommy & Doris Williams (???)
PROPERTY OWNER NAME(S)
1900 Moore Rd
OWNER MAILING ADDRESS
Matthews, NC 28015
OWNER MAILING ADDRESS, CONTINUED

21510102, 21510114 & 21510116

TAX PARCEL
Bill & Mary Gallis
PROPERTY OWNER NAME(S)
4417 Waxhaw Indian Trail Rd
OWNER MAILING ADDRESS
Indian Trail, NC 28079
OWNER MAILING ADDRESS, CONTINUED

21510205

TAX PARCEL
BRK Matthews LP c/o Starwood Capital Group
PROPERTY OWNER NAME(S)
591 West Putnam Ave
OWNER MAILING ADDRESS
Greenwich, CT 06830
OWNER MAILING ADDRESS, CONTINUED

21510112

TAX PARCEL
Salmon Investments LLC
PROPERTY OWNER NAME(S)
PO Box 18434
OWNER MAILING ADDRESS
Charlotte, NC 28218
OWNER MAILING ADDRESS, CONTINUED

21510113

TAX PARCEL
Poulos Enterprises
PROPERTY OWNER NAME(S)
201 Rue De Jean #200
OWNER MAILING ADDRESS
Lafayette, LA 70808
OWNER MAILING ADDRESS, CONTINUED

Application number
2015-631
For office use only

SUMMARY OF THE REZONING PROCESS

PETITIONER: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews 05/27/2015

Town Board of Commissioners formally accepts application and sets Public Hearing date 06/08/2015

Notices sent via mail to affected/adjacent property owners on or before 07/27/2015

Protest petition filed with Planning Department by 5:00 pm on 08/05/2015

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning 08/10/2015

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request 08/25/2015

Town Board of Commissioners approves or denies application 09/14/2015

GENERAL STATUTE 160A-385: CHANGES.

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1



SITE

Oakhaven Dr
2900-2999

Oakhaven Dr
2900-2999

1910-1935

3000-3055

Mathews-Mint-Hill Rd
1700-1811

1546-1699

1500-1545

1500-1545

E Independence Bv
11200-11523

71

1800-1899

1700-1703

Moore Rd
1800-2015

Chambers Dr
1710-1799

2400-2899

11200-11523

E Independence Bv

11200-11523

71

2010-2099

Royal Commons Ln
2400-2899

E Independence Bv

Moore Rd

2100-2199



The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

May 26th, 2015

Town of Matthews Planning Board
232 Matthews Station Street
Matthews, NC 28105

Re: Traffic Study Waiver Request

Dear Planning Board:

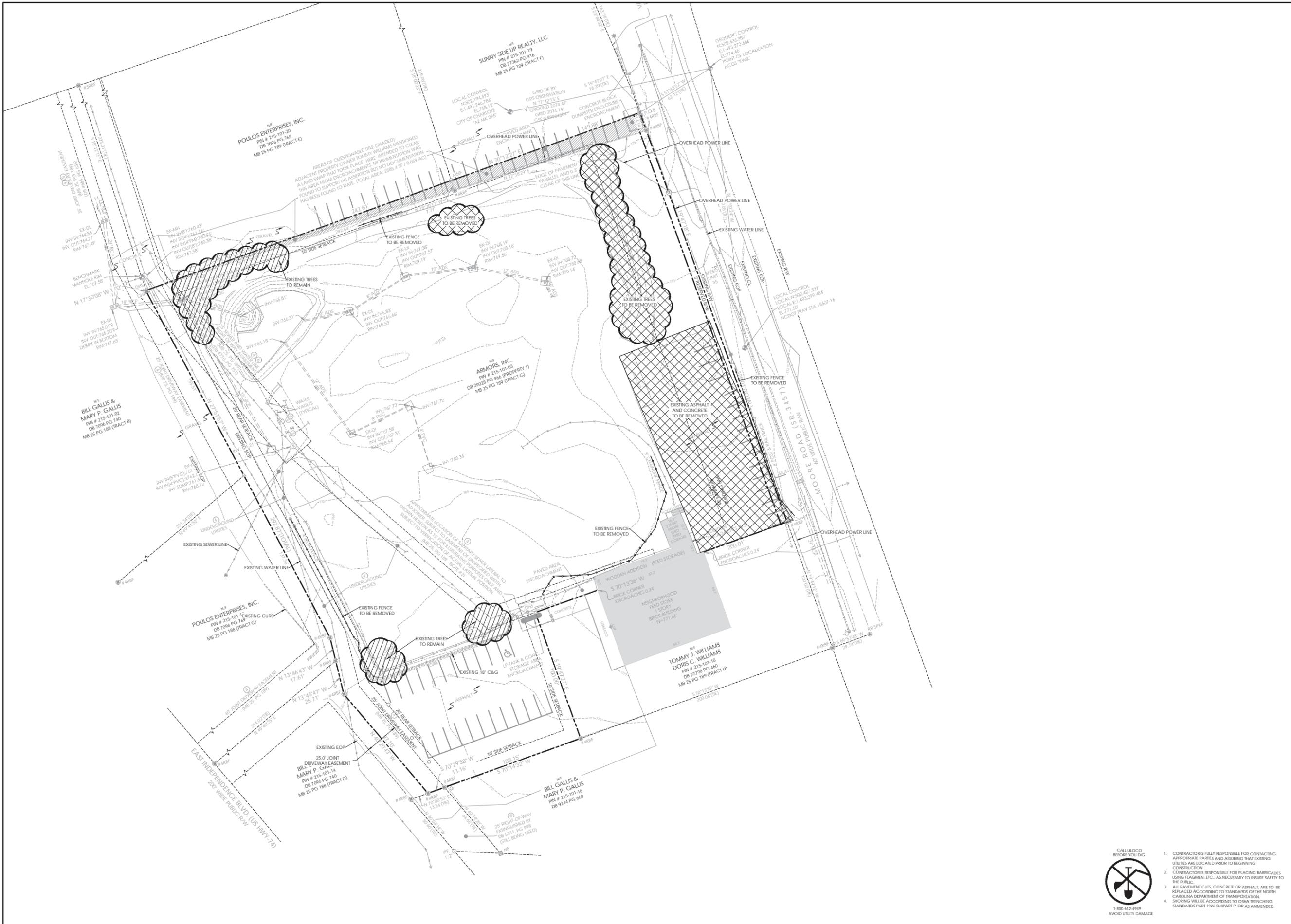
As part of our rezoning application for the parcel located at 11352 Independence Blvd, Matthews, NC 28105 (tax parcel number 21510103), we are requesting a waiver for the required Traffic Study. Section 9 of the application instructions states that a traffic study is required for sites covering more than 2 acres, and this site is approximately 3 acres. However, due to our use as a Commercial Kennel, our traffic counts are very modest.

We studied five existing facilities, each having been open at least one year with stabilized business, and found that, on average, we generate 81.5 trips per day at our locations. This figure is based on two trips per pet boarded, including "doggie day care" plus walk-in pet grooming and the average number of employees per day. A more detailed breakdown of the data and calculation can be provided if needed.

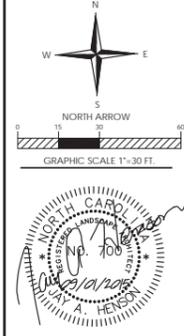
Sincerely,
The Myers Y. Cooper Company

Mark D. Fee
Development Manager





HensonFoley
 Surveying
 Landscape Architecture | Civil Engineering | NC 28078
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
 P: 704.875.0959 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE # C-0781
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE # 1145



PETSUITES MATTHEWS
 PIN # 21510103
 11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
EXISTING CONDITIONS & DEMO PLAN

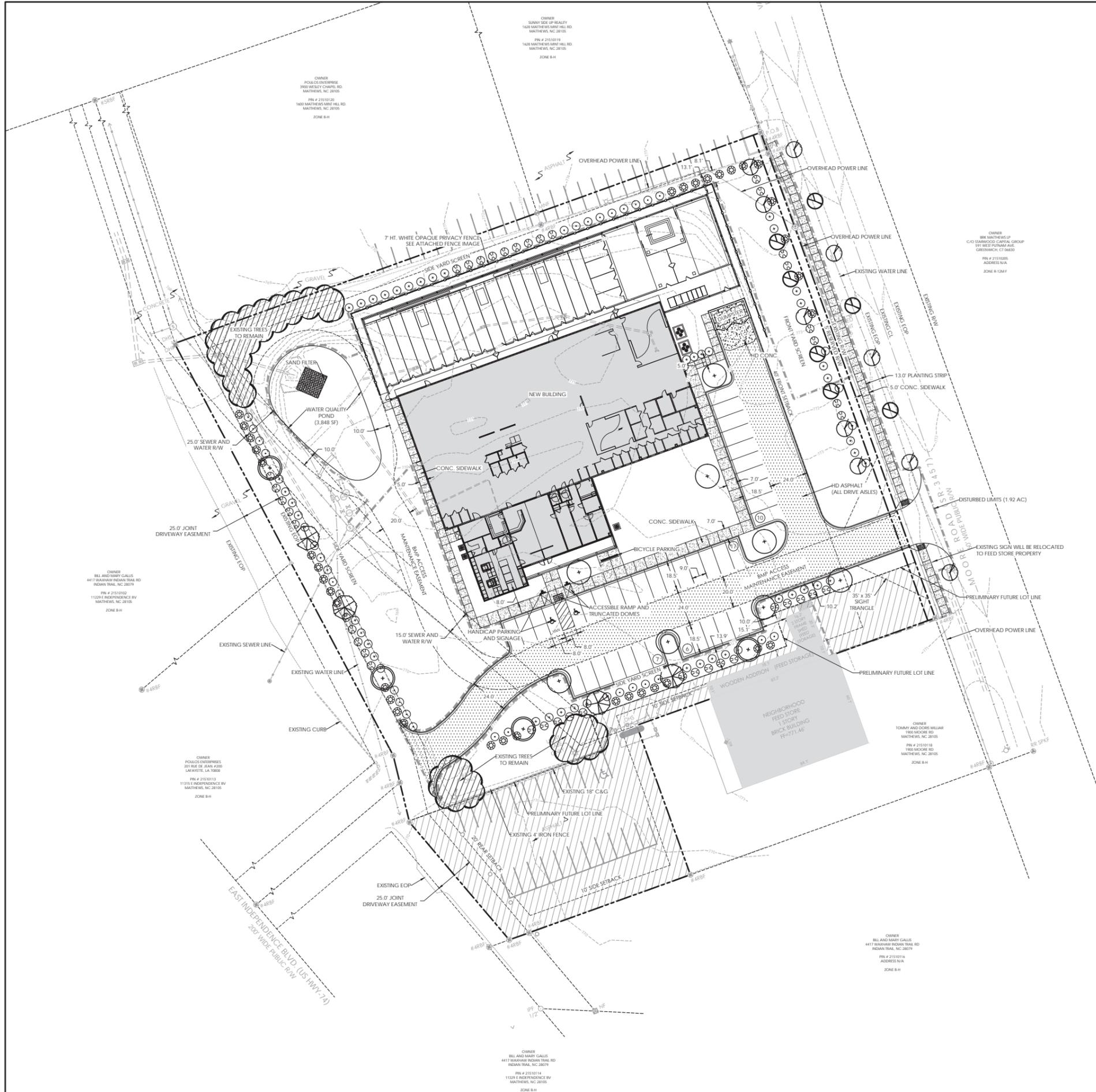
REVISIONS:

FILE NAME: C02 - EX CONDITIONS_DEMO.DWG
 PROJECT NUMBER: 215088
 DATE: 09/02/2015 DRAWN BY: JAH
 SHEET **C01** OF **03**



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

1-800-632-4949
 AVOID UTILITY DAMAGE



SITE DEVELOPMENT DATA	
SITE ACREAGE:	134,116.27 SF (3.08 AC)
SITE TAX PARCEL:	21510103 (11325 E INDEPENDENCE BV., MATTHEWS, NC 28105)
ZONING:	B-H (EXISTING) B-D (CD) (PROPOSED)
USE:	ANIMAL KENNEL
EXISTING BUILDING SIZE:	N/A
PROPOSED BUILDING SIZE:	19,777 SF
MAX. BUILDING HEIGHT:	40'
PARKING SPACES REQUIRED:	1 SPACE/500 GSF = 19,777/500 = 40 SPACES
PARKING SPACES PROVIDED:	40 SPACES
HANDICAP SPACES:	2 SPACES (1 VAN)
BICYCLE PARKING:	2 SPACES OR 10% OF AUTO PARKING = 4 SPACES
LOADING SPACES:	NOT REQUIRED (LESS THAN 50,000 SF)
LOT AREA:	135,263.5 (3.10 AC)
MIN. FRONT SETBACK:	40'
MIN. SIDE SETBACK:	10'
MIN. REAR SETBACK:	20'
FEMA MAP NUMBER:	3710459000K
FEMA EFFECTIVE DATE:	FEBRUARY 12, 2014
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

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8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
P: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C081
NC LANDSCAPE ARCHITECTURE BOARD LICENSE # 1505

NORTH ARROW
GRAPHIC SCALE 1"=30 FT

GENERAL/CONDITIONAL REZONING NOTES

GENERAL PROVISIONS/PERMITTED USE

- The purpose of this rezoning is to allow for the use of indoor and outdoor pet services and uses permitted by right and within prescribed conditions in the B-D (CD) zoning district.
- The zoning plan is conceptual in nature and may have minor changes as allowed per the Zoning Ordinance.
- The intended use is an indoor and outdoor pet services business.
- Outdoor animal play areas will be screened with 7' high opaque privacy fence
- Animals will only be allowed outside between the hours of 6:30am and 8:00pm.

TRANSPORTATION

- Primary Site access will be off of Moore Road and secondary access will be from an existing shared driveway off of E Independence BV.
- HWY 74 access may be eliminated in the future.

ARCHITECTURAL STANDARDS

- See Architectural Building Elevations for design and materials.

TREESCAPES, LANDSCAPES, AND SCREENING

- A 5' sidewalk and a 13' planting strip, to accommodate road widening improvements, along Moore Road as shown on the rezoning plan.
- 20' screen along Moore Road = 4 trees and 10 shrubs per 100 LF
- Small maturing trees to be planted 35' on center along Moore Road to accommodate for the existing overhead power lines.
- Parking lot planting = 1 tree per 10 parking spaces = 4 trees
 - All parking spaces within 40' of tree
- 15' rear and side screening = 1 tree and 10 shrubs per 50 LF
- See attached image of 7' ht. white opaque privacy fence.

ENVIRONMENTAL FEATURES

- Detention pond with sand filter. Stormwater management will conform to standards within the Ordinance.

LIGHTING

- Light will conform to ordinance.

OTHER

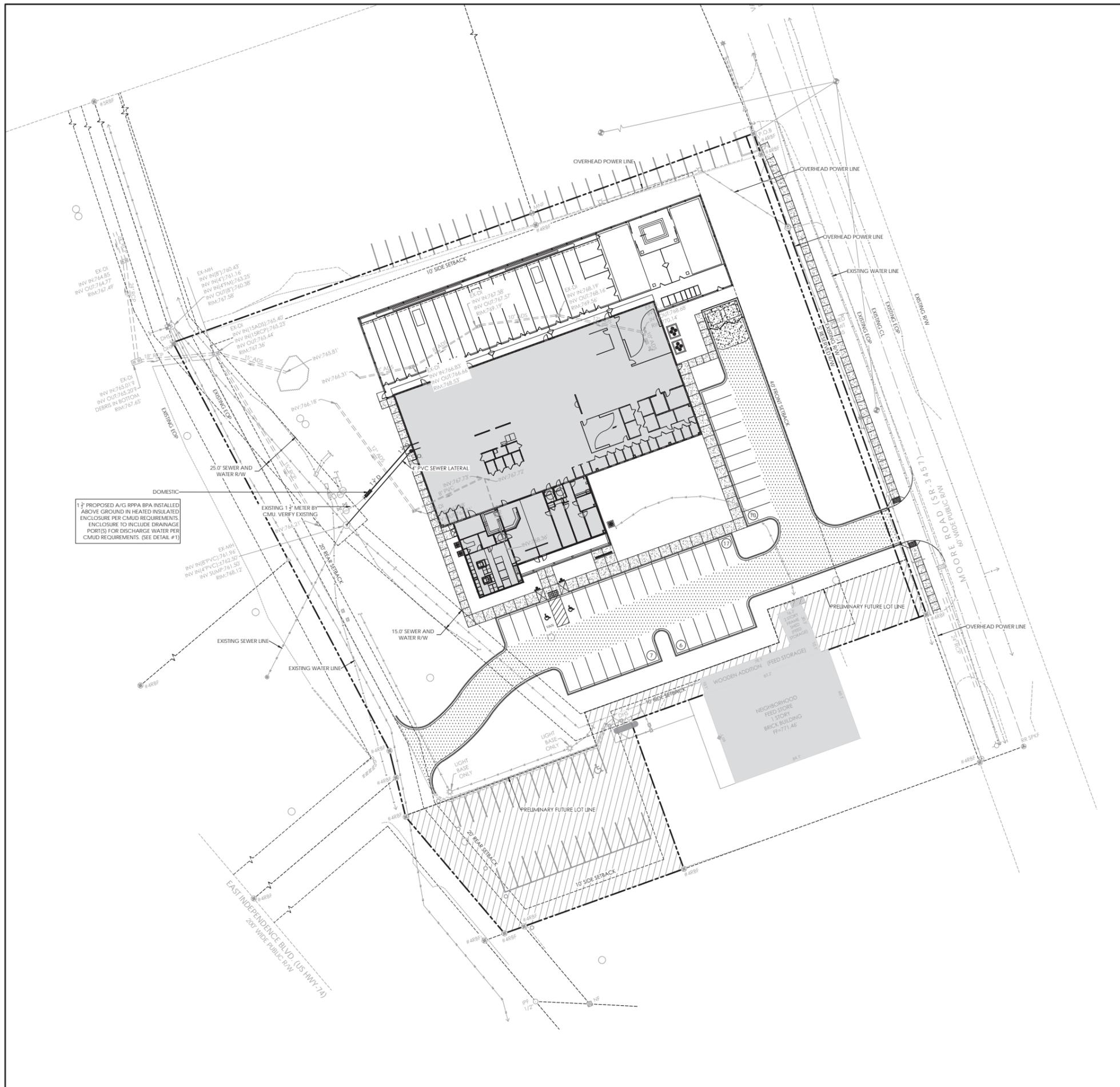
- Trash pickup to be between 7:00am and 6:00pm. A trash dumpster will be provided as shown on rezoning plan.

PETSUITES MATTHEWS
PIN # 21510103
11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
REZONING PLAN

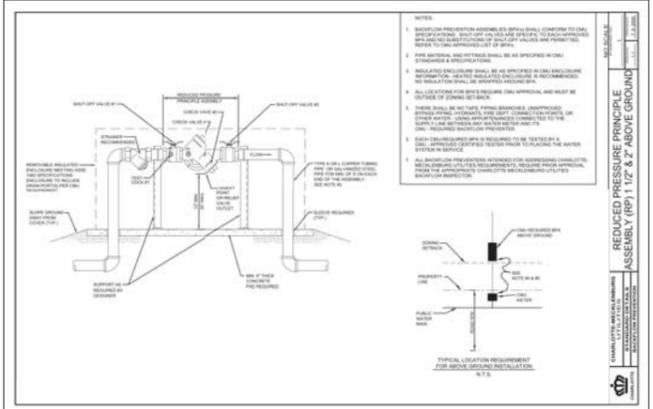
REVISIONS:

CALL UBOCO BEFORE YOU DIG
1-800-632-4949
AVOID UTILITY DAMAGE

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



- GENERAL SITE UTILITY NOTES:**
1. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCE AND ARE APPROXIMATE.
 2. CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPES AND FITTINGS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO BEING COVERED.
 3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY.
 4. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
 5. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
 6. CLEANOUTS ARE TO BE SPACED FOR A MAXIMUM OF 75 FEET ON 4" LINES AND 100 FEET ON 6" LINES.
 7. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
 8. THRUST BLOCKS ARE REQUIRED AT EACH FIRE HYDRANT, TEE, BLOWOFF, AND ELBOW.
 9. GENERAL CONTRACTOR SHALL INSTALL UTILITIES TO WITHIN 5' OF BUILDING. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES IN THE BUILDING AND WITHIN 5' OF THE BUILDING.
 10. INSTALLATION AND REPAIR OF UNDERGROUND ELECTRICAL, GAS AND TELEPHONE UTILITIES AND DISTURBED AREAS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR APPLICABLE UTILITY COMPANY. THE DISTURBED AREAS BENEATH EXISTING ASPHALT SHALL BE RE-COMPACTED TO THE REQUIRED SPECIFICATIONS, AND THE STONE BASE AND ASPHALT BE RETURNED TO ITS ORIGINAL CONDITION.
 11. THE GENERAL CONTRACTOR SHALL COORDINATE ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY DEPARTMENT. FEES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 12. THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTION POINTS, OR OTHER WATER-USING APPURTENANCES CONNECTED TO THE SUPPLY LINE BETWEEN ANY WATER METER AND ITS REQUIRED BACKFLOW PREVENTER.
 13. EACH REQUIRED BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE TESTED BY A APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.



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NORTH ARROW
GRAPHIC SCALE 1"=30 FT

PETSUITES MATTHEWS
PIN # 21510103
11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
UTILITY PLAN

REVISIONS:

FILE NAME:	CD4 - UTILITY.DWG
PROJECT NUMBER:	215088
DATE:	09/02/2015
DRAWN BY:	JAH
SHEET:	C03 OF 03

CALL ULOCO BEFORE YOU DIG

1-800-632-4949
AVOID UTILITY DAMAGE

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
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South Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"

PetSuites of America

Matthews, NC

Materials Legend

- | | |
|---|---|
| 1 PSaA Weathervane | 7 Alum. column wrap (white) |
| 2 Cupola (white) w/ standing-seam metal roof (green) & vinyl-clad windows (white) | 8 Concealed fastener metal building panel (white), typ. |
| 3 Alum. eave trim | 9 7' vinyl privacy fence (white) |
| 4 Standing-seam metal roof (Classic Green, MBCI, Signature 300) | 10 Skylight |
| 5 Vinyl-clad windows (white) | 11 Brick veneer |
| 6 Solid Core vinyl shutters (dk hunter green) | 12 CMU |

GENERAL FINISH NOTES: CURRENT

- ALL FINAL COLOR SELECTIONS TO BE FROM MANUFACTURERS' STANDARD COLORS.
- ALL ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT TO BE PAINTED TO MATCH ROOF COLOR.

TILSLEY
AND ASSOCIATES
ARCHITECTS

TELEPHONE 513.651.4300 FACSIMILE 513.651.1768
1140 SAINT GREGORY ST. CINCINNATI, OHIO 45202
WWW.TILSLEYARCHITECTS.COM
COPYRIGHT 2014 TILSLEY & ASSOCIATES ARCHITECTS, INC.



East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

PetSuites of America

Matthews, NC

Materials Legend

- | | | | |
|---|---|----|---|
| 1 | PSoA Weathervane | 7 | Alum. column wrap (white) |
| 2 | Cupola (white) w/ standing-seam metal roof (green) & vinyl-clad windows (white) | 8 | Concealed fastener metal building panel (white), typ. |
| 3 | Alum. eave trim | 9 | 7' vinyl privacy fence (white) |
| 4 | Standing-seam metal roof (Classic Green, MBCI, Signature 300) | 10 | Skylight |
| 5 | Vinyl-clad windows (white) | 11 | Brick veneer |
| 6 | Solid Core vinyl shutters (dk hunter green) | 12 | CMU |

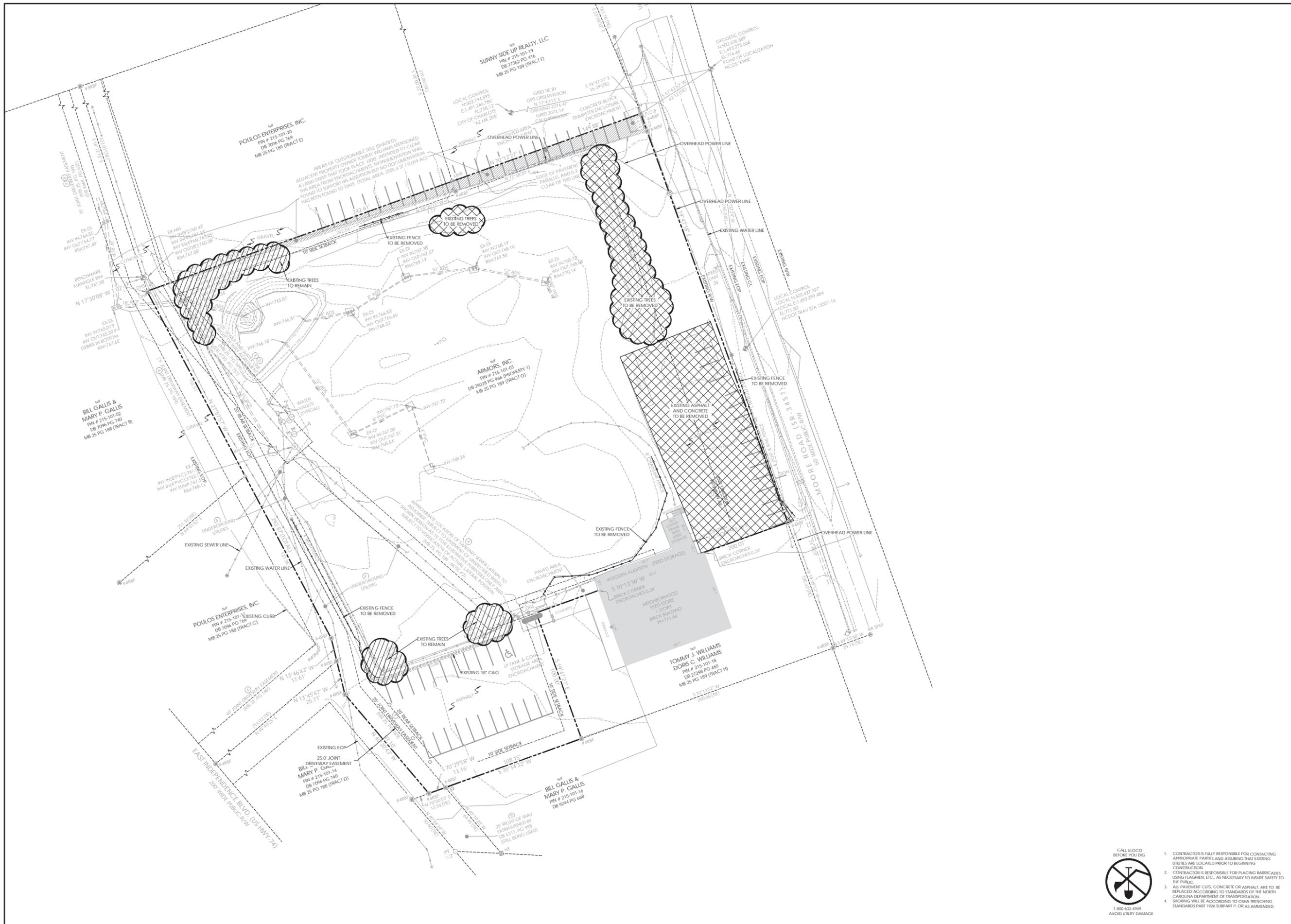
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2. ALL ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT TO BE PAINTED TO MATCH ROOF COLOR.

TILSLEY

AND ASSOCIATES
ARCHITECTS

TELEPHONE 513.651.4300 FACSIMILE 513.651.1768
1140 SAINT GREGORY ST. CINCINNATI, OHIO 45202
WWW.TILSLEYARCHITECTS.COM
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N
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 NORTH ARROW
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 PIN # 21510103
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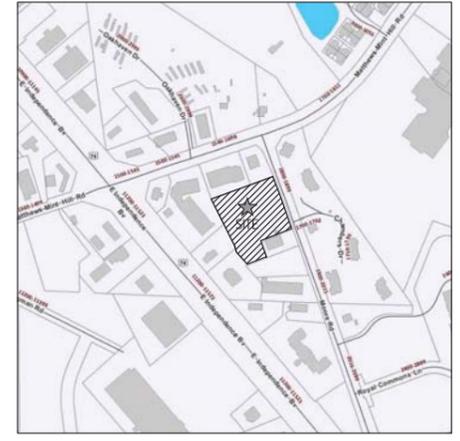
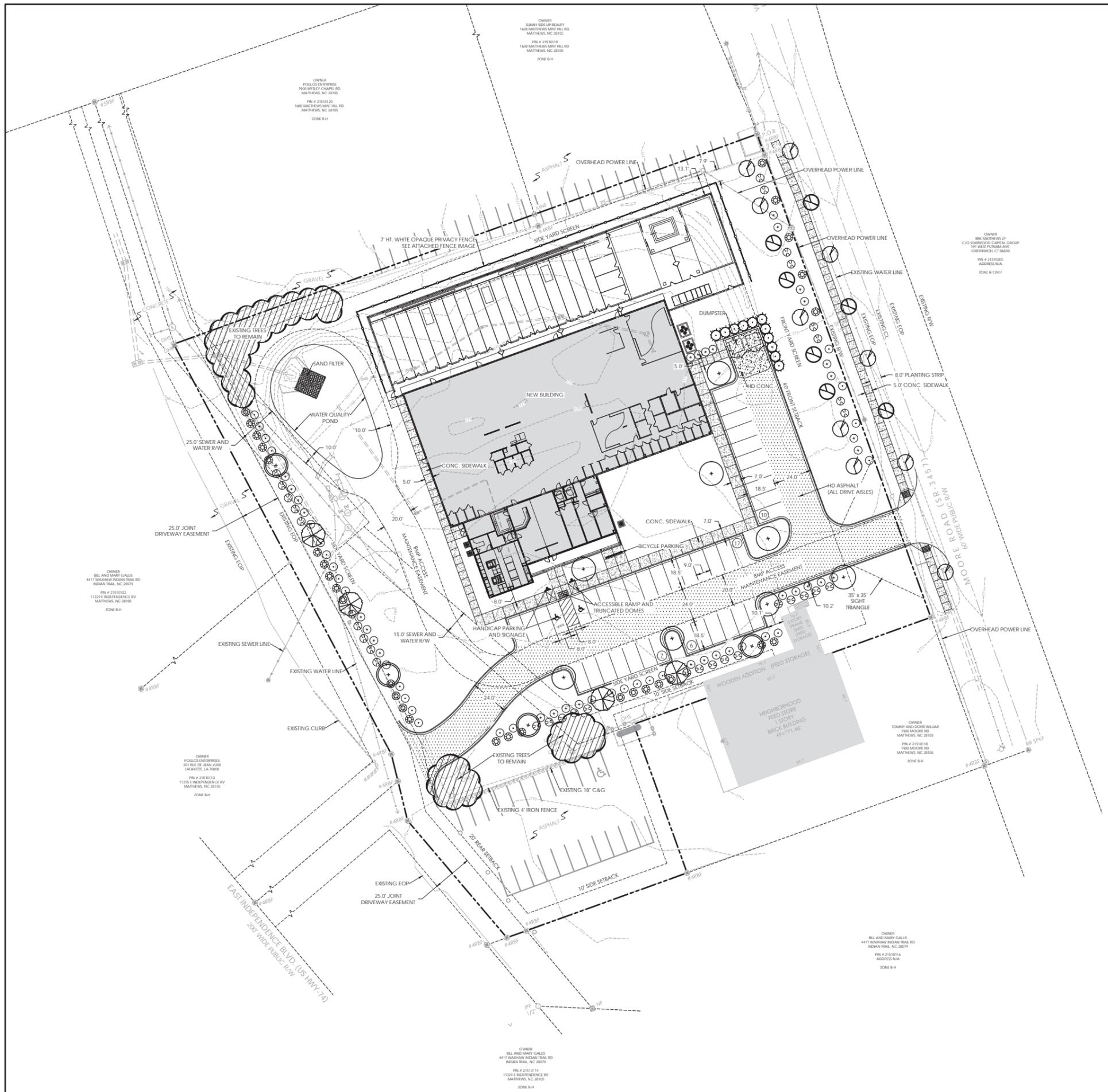
REVISIONS:

FILE NAME: C02 - EX CONDITIONS_DEMO.DWG
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 SHEET **C01** OF **03**

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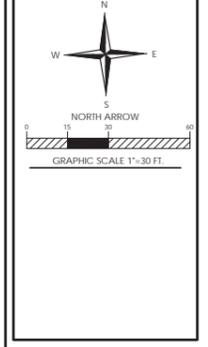
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SITE DEVELOPMENT DATA	
SITE ACREAGE:	135,263.5 SF (3.10 AC)
SITE TAX PARCEL:	21510103 (11325 E INDEPENDENCE BV., MATTHEWS, NC 28105)
ZONING:	B-H (EXISTING) B-D (CD) (PROPOSED)
USE:	ANIMAL KENNEL
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PROPOSED BUILDING SIZE	19,777 SF
MAX. BUILDING HEIGHT	40'
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BICYCLE PARKING	2 SPACES OR 10% OF AUTO PARKING = 4 SPACES
LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)
LOT AREA	135,263.5 (3.10 AC)
MIN. FRONT SETBACK	40'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	20'
FEMA MAP NUMBER	3710459000K
FEMA EFFECTIVE DATE	FEBRUARY 12, 2014
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C0181
NC SURVEYING BOARD LICENSE # 15059



GENERAL/CONDITIONAL REZONING NOTES

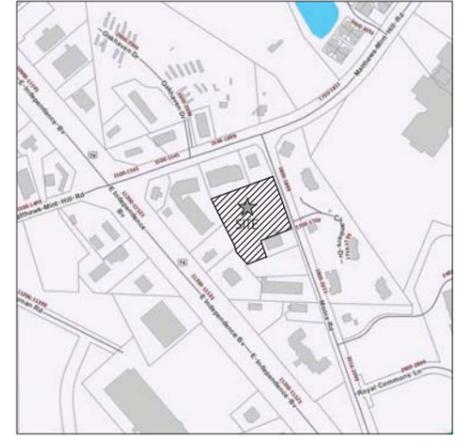
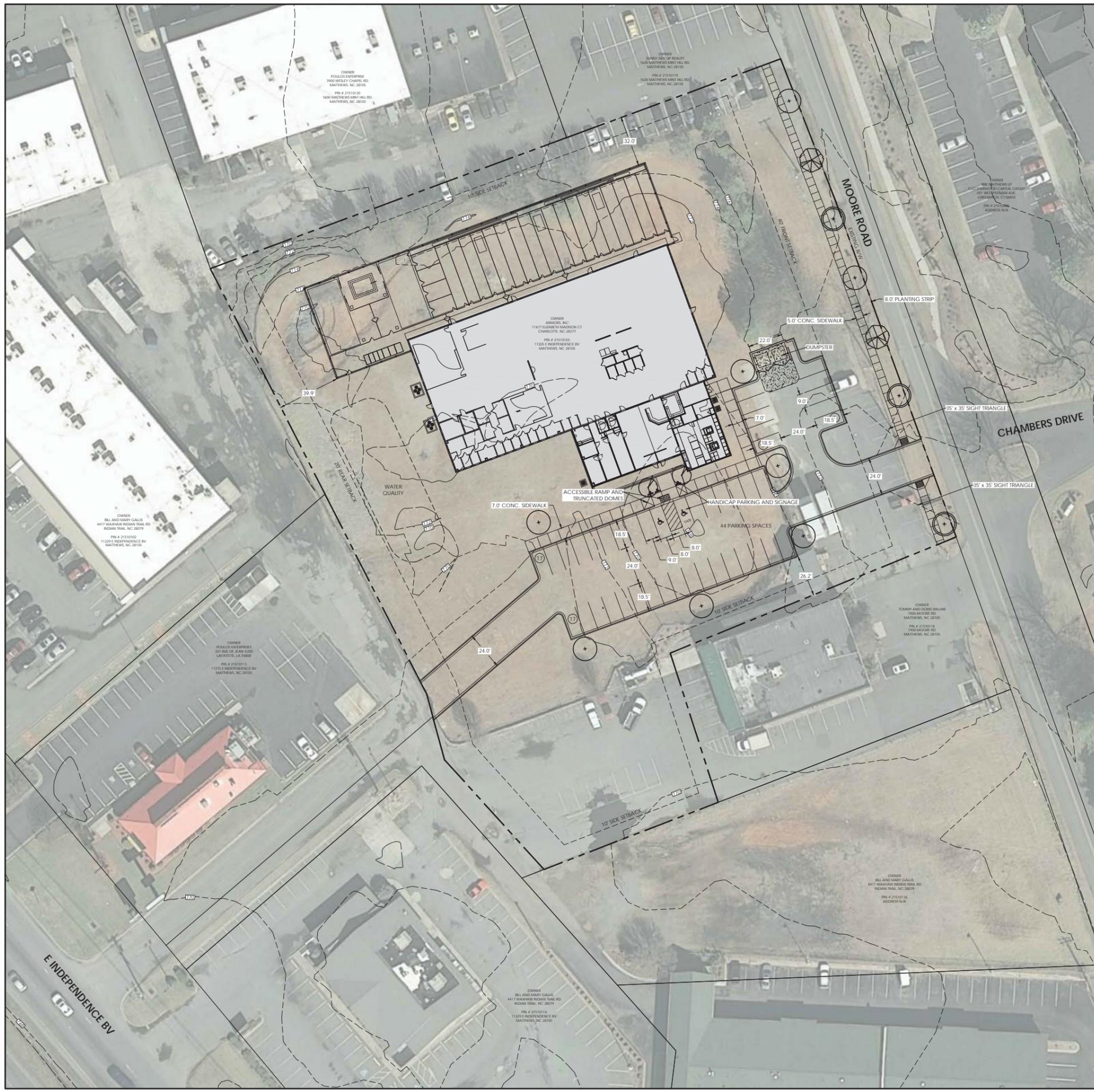
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 - The intended use is an indoor and outdoor pet services business.
 - Outdoor animal play areas will be screened with 7' high opaque privacy fence.
- TRANSPORTATION**
- Primary Site access will be off of Moore Road and secondary access will be from an existing shared driveway off of E Independence BV.
- ARCHITECTURAL STANDARDS**
- See Architectural Building Elevations for design and materials.
- TRESCAPES, LANDSCAPES, AND SCREENING**
- An 8' planter strip and 5' sidewalk along Moore Road as shown on the rezoning plan.
 - 20' screen along Moore Road = 4 trees and 10 shrubs per 100 LF
 - Small maturing trees to be planted 35' on center along Moore Road to accommodate for the existing overhead power lines.
 - Parking lot planting = 1 tree per 10 parking spaces = 4 trees
 - All parking spaces within 40' of tree
 - 15' rear and side screening = 1 tree and 10 shrubs per 50 LF
 - See attached image of 7' ht. white opaque privacy fence.
- ENVIRONMENTAL FEATURES**
- Detention pond with sand filter. Stormwater management will conform to standards within the Ordinance.
- LIGHTING**
- Light will conform to ordinance.
- OTHER**
- Trash pickup is restricted to business hours. A trash dumpster will be provided as shown on rezoning plan.

PETSUITES MATTHEWS
PIN # 21510103
11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
REZONING PLAN

REVISIONS:

CALL UBOCO BEFORE YOU DIG
 1-800-632-4949 AVOID UTILITY DAMAGE

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



VICINITY MAP
SCALE: N.T.S.

SITE DEVELOPMENT DATA	
SITE ACREAGE:	135,263.5 SF (3.10 AC)
SITE TAX PARCEL:	21510103 (11325 E INDEPENDENCE BV., MATHEWS, NC 28105)
ZONING:	B-H (EXISTING) B-D (PROPOSED)
USE:	ANIMAL KENNEL
EXISTING BUILDING SIZE	
PROPOSED BUILDING SIZE	19,777 SF
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	12 EMPLOYEES + 160 KENNELS/10 = 28 SPACES
PARKING SPACES PROVIDED	44 SPACES
HANDICAP SPACES	2 SPACES (1 VAN)
BICYCLE PARKING	SHORT TERM - 5% 2 SPACES LONG TERM - 1 SPACE
LOADING SPACES	NOT REQUIRED (LESS THAN 50,000 SF)
ITEM	PROVIDED
LOT AREA	135,263.5 (3.10 AC)
MIN. FRONT SETBACK	40'
MIN. SIDE SETBACK	10'
MIN. REAR SETBACK	20'
FEMA MAP NUMBER	3710459000K
FEMA EFFECTIVE DATE	FEBRUARY 12, 2014
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

HensonFoley
 Landscape Architecture | Civil Engineering | Surveying
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
 P: 704.875.1615 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE # C081
 NC SURVEYING BOARD LICENSE # 599
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE # 1480

N
W
E
S
NORTH ARROW

GRAPHIC SCALE 1"=30 FT

GENERAL/CONDITIONAL REZONING NOTES

- GENERAL PROVISIONS**
 1. The rezoning plan is conceptual in nature and may have minor changes as allowed per Section 6.207 of the Zoning Ordinance.
- PERMITTED USE**
 1. The intended use is an animal kennel.
 2. No animals will be allowed outside between the hours of 8pm and 7am daily.
- TRANSPORTATION**
 1. Primary Site access will be off of Moore Road and secondary access will be from an existing shared driveway off of E Independence BV.
- ARCHITECTURAL STANDARDS -**
 1. See Architectural Building Elevations
- TREESCAPES AND LANDSCAPES**
 1. An 8' planter strip and 5' sidewalk as shown on the rezoning plan.
- ENVIRONMENTAL FEATURES**
 1. 3,800 SF dry water quality pond
- FIRE PROTECTION - N/A**
- SIGNAGE - N/A**
- LIGHTING**
 1. All outdoor lighting shall utilize full cut-off, downwardly shielded lighting fixtures and that detached lighting will be limited to 25 feet in height.
- PHASING - N/A**
- OTHER**
 1. Trash pickup is restricted to non-business hours to prevent on-site conflicts between parked cars and sanitation vehicles.

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