

CMPD Animal Care and Control – Adoption Facility  
REZONING PETITION NO. RZP-2024-082

**Development Data Table:**

Site Area: +/- 6.73 Acres (293,143sf)

Site Address: 5400 S. Tryon Street Charlotte, NC 28217

Tax Parcel ID No.: 14318105, 14318103, 14318104

Existing Zoning: N1-B – Neighborhood 1

Proposed Zoning: CG (CD) – General Commercial Zoning District (Conditional Minor)

Use to be limited to animal shelter, animal care facility, and accessory uses

*This petition will comply with the Post Construction Stormwater Ordinance, the Tree Ordinance, all buffer and screening requirements for the CG zoning district, and all conditions specified in Section 15.4.J and 15.4.K*

Existing Use: Vacant Lot

Proposed Use: Animal Adoption Facility

Proposed Conditions: 1. A minimum 25' Class B landscape yard with 6' opaque fence along the southwest property boundary and 10' Class C landscape yard, including 6' opaque fence, along the northeast property boundary.  
2. An outdoor exercise area will be located towards the northeast property boundary to lessen impact to the tennis courts.

Re-zoning Cycle 1

Review: Advisory Note: PCSR / Storm water

The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

City of Charlotte GIS data indicates a 30-ft PCSO buffer across the site. Please show and label Potential 30-ft PCSO Buffer on the site plan. Any increase of impervious area within such buffers may not be allowed and is not approved with the rezoning process. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

Please ensure the site development plan includes a drainage plan, demonstrating how offsite runoff from S. Tryon Street is received and conveyed safely through the site and not obstructed or blocked.

*This petition will comply with the request and requirements of Stormwater Articles 23-28 of the adopted UDO.*