

DEVELOPMENT STANDARDS

General Provisions

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the Charlotte Zoning Ordinance ("the Ordinance") for the NS Zoning District shall govern development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of proposed elements on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases.

Permitted Uses

The Site may be devoted to a retail pharmacy/drugstore and any other use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the NS Zoning District; provided, however, that the following uses shall not be permitted:

- Restaurants with drive-through facilities
- Convenience stores with gasoline sales
- Automobile service stations
- Car washes
- Nightclubs, bars and lounges
- Animal crematoriums
- Funeral Homes

The drive-through service lane/window for the retail pharmacy/drugstore shall be permitted as an accessory use and comply with the requirements of Section 12.413 of the Ordinance.

The building to be constructed on the Site may contain up to 12,500 square feet of gross floor area.

Setbacks, Side Yards and Rear Yards

The Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS Zoning District.

Eight foot wide planting strips and six foot wide sidewalks shall be installed along the Site's frontages on Johnston Road and Pineville-Matthews Road.

Architectural Controls

The elevations depicted on "Exhibit A" are examples of the architectural concept for the building to be constructed on the Site and are intended to portray the basic characters of the front, rear and side elevations of the building. Although it is not possible to dictate the exact design of the building, the character will be generally consistent with that shown in these elevations.

Building materials for the building to be constructed on the Site shall include brick, architectural concrete block, and/or stucco. Architectural accent features may be composed of other materials. Expanses of blank walls (over twenty (20) feet) will be avoided through the introduction of articulated facades, decorative openings, transom windows, variations in color and design of brickwork and other specially designed architectural elements. No aluminum or vinyl siding or spandrel glass may be used on the elevations of the building.

Screening and Landscaping Standards

Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping on the Site will meet or exceed the requirements of the Ordinance.

Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one side of a dumpster area adjoins a side or rear wall of a building, then the side or rear wall may be substituted for a side.

All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way.

Vehicular Access

Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT"), including alterations to accommodate any right-of-way needs and/or construction easements.

Lighting

The maximum height of any freestanding light fixtures erected on the Site shall not exceed thirty (30) feet.

All lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.

Amendments to Technical Data Sheet

Future amendments to the Technical Data Sheet, Exhibit A and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

BEARINGS BASED ON DEEDS 4297-220, 4974-15, 6070-823, DEED 6070-823, DATED 7/25/89.

PROPOSED TYPE II- MODIFIED DRIVEWAY CLDS 10.25E (TYP.)

EXISTING 5' SIDEWALK TO BE REMOVED

JOHNSTON ROAD
EXISTING 63' PUB. R/W
(SEE DEED: 6726-475)

EXISTING 2.5' UPRIGHT CURB & GUTTER

PROPOSED 8' PLANTING STRIP, 6' SIDEWALK.

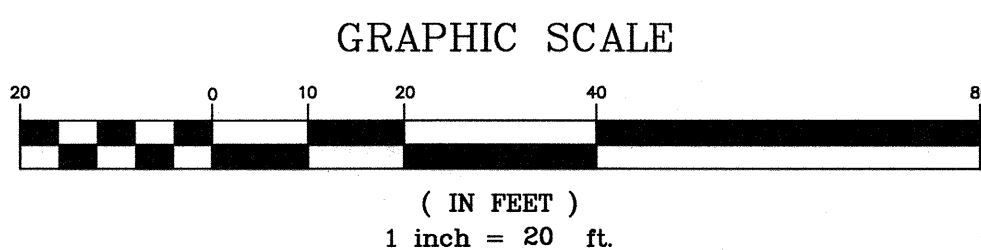
EXISTING 5' SIDEWALK TO BE REMOVED

NOW OR FORMERLY
JOON M NAM
19631-596
TAX # 209-243-04
ZONED: O-1
USE: COMMERCIAL

NOW OR FORMERLY
THE ROMAN CATHOLIC
DIOCESE OF CHARLOTTE NC
7714-537
TAX # 209-243-02
ZONED: O-1
USE: SECONDARY SCHOOL

NOW OR FORMERLY
T. DAVIS McANDREW
4297-220
TAX # 209-243-06
ZONED: O-1
USE: OFFICE

NC HIGHWAY 51
EXISTING PUBLIC R/W
(SEE DEED: 6872-291)



SITE DATA TABLE

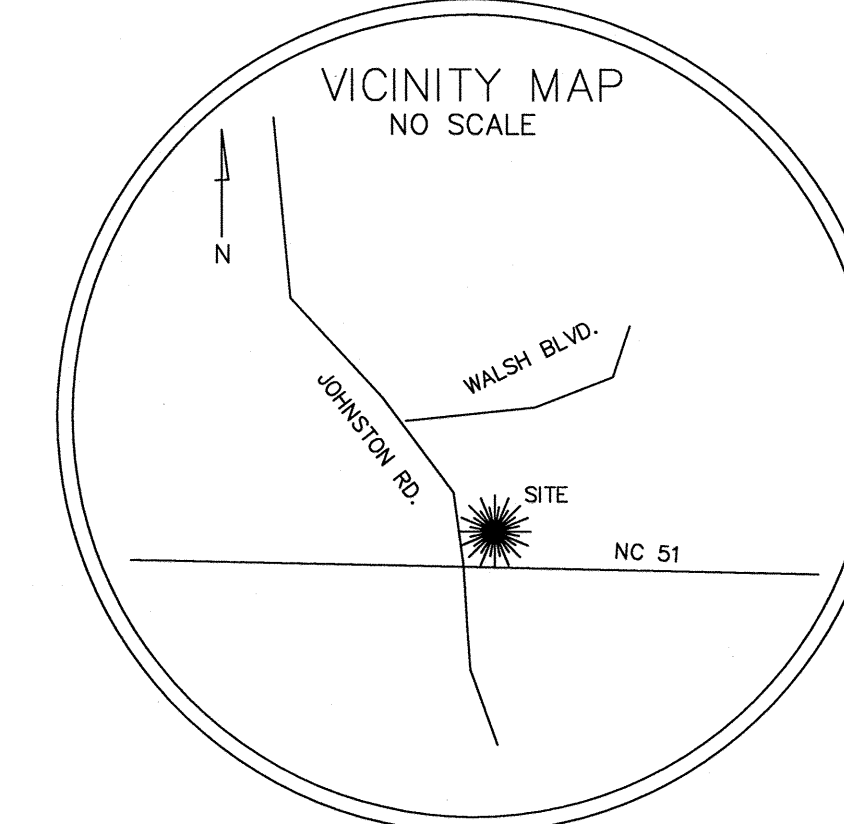
TAX PARCELS: 209-243-20 & 209-243-05
SITE AREA: 1.30 ACRES
EXISTING ZONING: O-1
PROPOSED ZONING: NS

PARKING SUMMARY

BUILDING AREA = 12,144 SF
NS ZONING = 1 SPACE PER 600 SF
TOTAL SPACES REQUIRED = 21 SPACES
TOTAL SPACES PROVIDED = 44 SPACES
INCLUDING 2 ACCESSIBLE SPACES. (1 VAN ACCESSIBLE)

LANDSCAPE SUMMARY TABLE:

SMALL MATURING TREES	STREET TREES
ACER CAMPESTRE (HEDGE MAPLE) (HEIGHT AT PLANTING - 8'-10' MIN.)	
SMALL MATURING TREES	
CERCIS CANADENSIS (EASTERN REDBUD) (HEIGHT AT PLANTING - 8'-10' MIN.)	
SHRUBS	
MYRTICA CERIFERA (WAX MYRTLE) (HEIGHT AT PLANTING - 3' MIN.)	
NANDINA DOMESTICA (NANDINA) (HEIGHT AT PLANTING - 3' MIN.)	



TECHNICAL DATA SHEET

WALGREENS
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
FOR: Allen Tate, Jr.
DATED: 7/26/10
SCALE: 1" = 20'

**FOR PUBLIC HEARING
REZONING PETITION #2010-062**

NO.	DATE	DESCRIPTION	BY
1	9/16/10	PER CMPC COMMENTS	BTG

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