



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Neighborhood Services ("NS") zoning district classification shall be followed in connection with development taking place on this approximately 4.4 acre site located at the northeasterly corner of the intersection of Mineral Springs Road and West Sugar Creek Road (the "Site").

PERMITTED USES/MAXIMUM GROSS BUILDING AREA

- The Site may be devoted to any 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 on the Site:

- ABC Stores/ Liquor Stores
- Active adult retirement communities
- Adult care centers
- Adult care homes
- Automotive service stations, including minor adjustments, repairs and lubrication
- Bed and breakfast inns
- Boarding houses
- Bus and train terminals
- Car washes
- Cemeteries
- Civic, social service or fraternal facilities
- Commercial rooming houses
- Dormitories
- Dwellings, detached, duplex, triplex or quadraplex
- Dwellings, mixed use, multi-family, planned multi-family residential development and/or attached residential development
- Elementary and secondary schools
- Family childcare homes
- Fences and fence material sales
- Funeral homes, embalming or crematories
- Group homes
- Locksmiths and gunsmiths

- Large childcare centers
- Marinas, commercial
- Nightclubs, bars or lounges
- Nursing homes, rest homes and homes for the aged
- Veterinary Clinics

- The buildings located on the Site may have drive-in service lanes/windows as an accessory use in accordance with the requirements of Section 12.413 of the Ordinance.
- The Rezoning Plan depicts one possible development scheme. Other potential development schemes may be allowed subject to the review and approval of the Charlotte-Mecklenburg Planning Commission Staff through the administrative site plan amendment process (Section 6.207 of the Ordinance) and subject to the provisions and standards contained herein.
- The Site may be developed with two separate buildings. The building designated on the Rezoning Plan as "Building A" may contain up to 15,000 square feet of gross building area, and the building designated on the Rezoning Plan as "Building B" may contain up to 10,000 square feet of gross building area.

SETBACKS, SIDE YARDS AND REAR YARDS

All buildings constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the NS zoning district. The development depicted on the Rezoning Plan can be viewed as a unified development plan. Therefore, interior yards will not be required between buildings located on the Site. The Developer reserves the right to subdivide the Site and to create separate lots within the interior of the development with no internal side and/or rear yards as part of a unified development plan, subject to the normal Staff review and approval process.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.
- All roof mounted mechanical equipment will be screened from view at grade from adjacent public rights of way.

- Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.
- A 6 foot high brick screen wall shall be installed along the northern edge of the Site as more particularly depicted on the Rezoning Plan.

LIGHTING

The maximum height of any freestanding light fixture installed on the Site (other than street lights on public rights-of-way) including its base, shall not exceed 35 feet. All lighting will be capped and fully shielded to direct lighting downward and/or away from adjoining residential properties.

ACCESS POINTS

- Access points serving the Site will be as generally depicted on the Rezoning Plan.
- The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

ARCHITECTURAL COMMITMENTS

The maximum height of any building constructed on the Site shall be 40 feet.

PARKING

- At a minimum, off-street vehicular parking shall be provided at the following rates:
 - Building A: 1 parking space per 200 square feet of gross building area.
 - Building B: 1 parking space per 250 square feet of gross building area.
- Bicycle parking facilities shall be provided in accordance with the requirements of the Ordinance.

SIGNS

All signage shall comply with the requirements of Chapter 13 of the Ordinance and Section 11.509 of the Ordinance.

STORM WATER MANAGEMENT

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

AMENDMENTS TO THE REZONING PLAN

Future amendments to the Rezoning Plan 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 APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner or the owner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



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2007-031

REVISIONS

NO.	DATE	BY	DESCRIPTION

CERTIFICATION AND SEAL

FEB 21 2007

WALGREENS STORE #TBD

PROJECT NAME
WALGREENS STORE
W. SUGAR CREEK RD. & MINERAL SPRINGS RD.
CHARLOTTE, NORTH CAROLINA

DRAWING TITLE SITE PLAN

CADD PLOT: 06051	SCALE: 1" = 40'-0"	DRAWING NO.
VOID PLOT:	DRAWN BY: TJH	SP.100
RELEASED TO CONSTRUCTION	DATE: 02-06-07 REVIEWED BY:	
1 OF 1 DWGS.		