

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.

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
- Pet 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 ("NC 51") behind the backs of the existing curbs for each street.

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. Expenses of blank walls over twenty (20) feet will be avoided through the introduction of articulated facades, decorative awnings, 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. Except as provided on the cross section depicted on the Technical Data Sheet, 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.

Right-of-Way Dedication

The Petitioner agrees to dedicate and convey to the City (by quitclaim deed and subject to a reservation for any necessary utility easements) those portions of the Site required to provide additional right-of-way along Johnston Road and NC-51 necessary to include the new planting strips and sidewalks to be installed by the Petitioner behind the backs of the existing curbs for those two streets and, if such right-of-way does not presently exist, any additional right-of-way required to provide for a minimum of 50 feet of right-of-way between the Site and the centerline of NC 51 and a minimum of 50 feet of right-of-way between the Site and the centerline of Johnston Road, all as generally depicted on the Technical Data Sheet.

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.

A "pork chop" type raised concrete island will be constructed at the Site's NC-51 driveway to restrict that driveway to a right in/right out access.

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

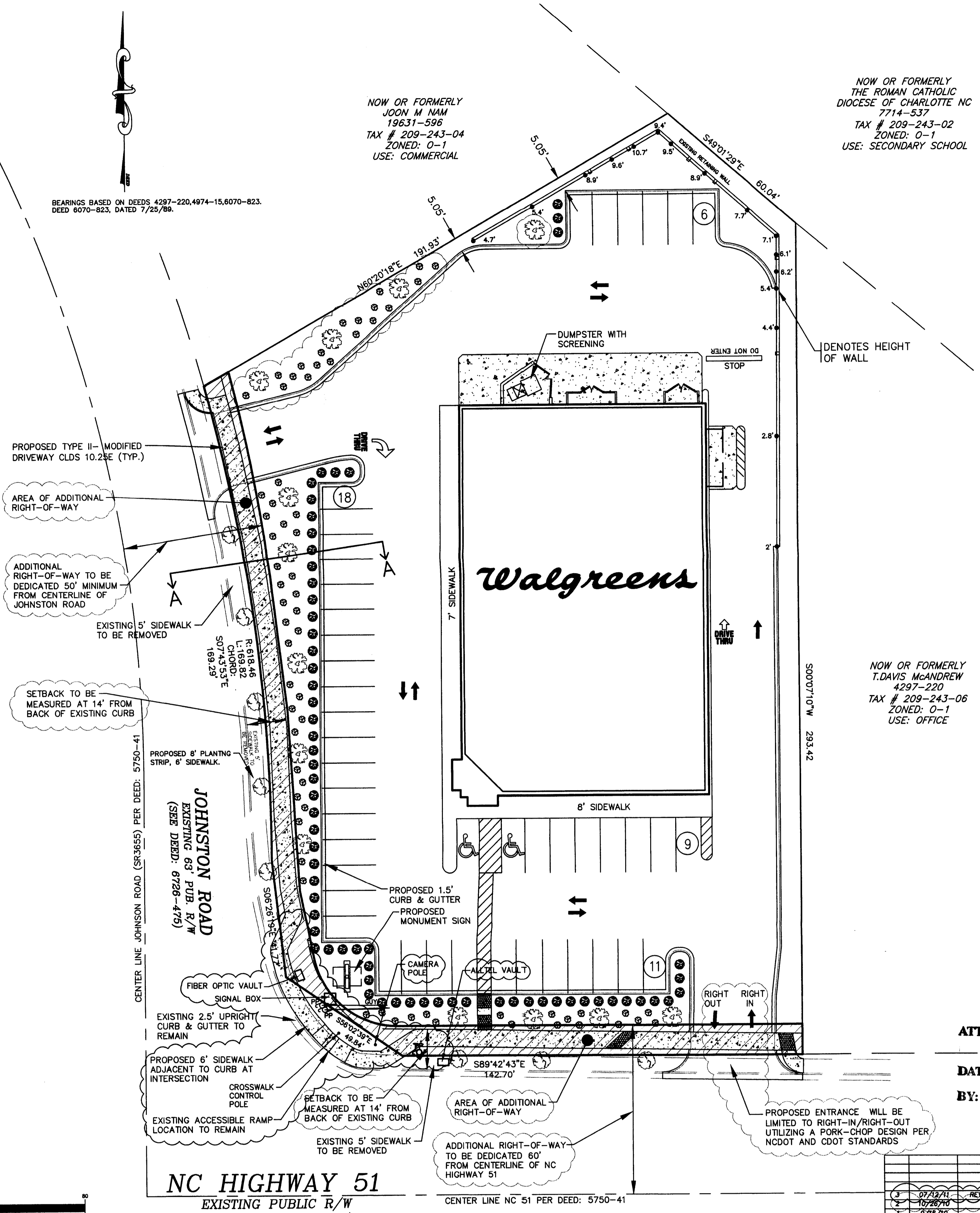
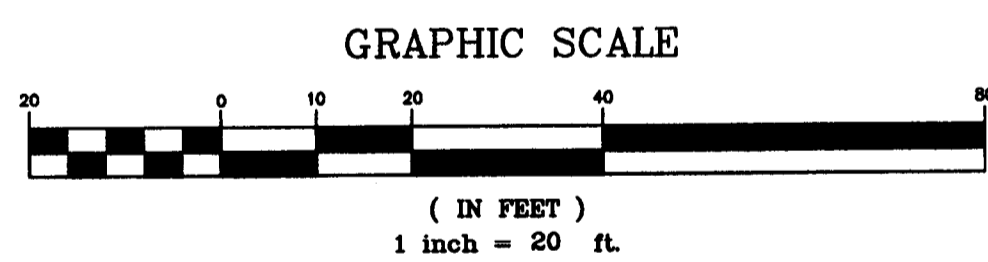
Future amendments to the Technical Data Sheet, Exhibit A and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

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.



SITE DATA TABLE

TAX PARCELS: 209-243-20 & 209-243-05 ("the Site")
 SITE AREA: 1.30 ACRES
 EXISTING ZONING: O-1
 PROPOSED ZONING: NS

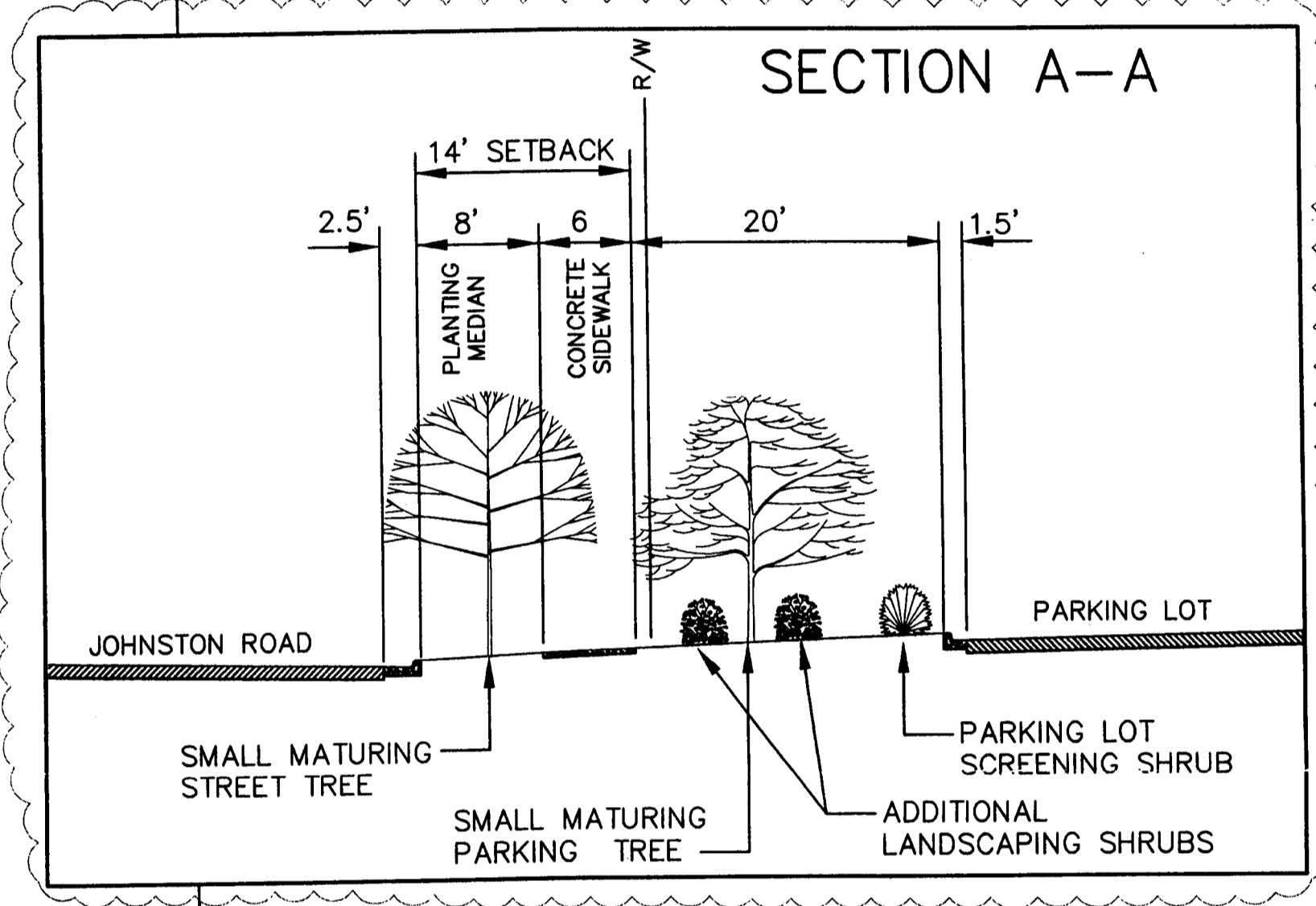
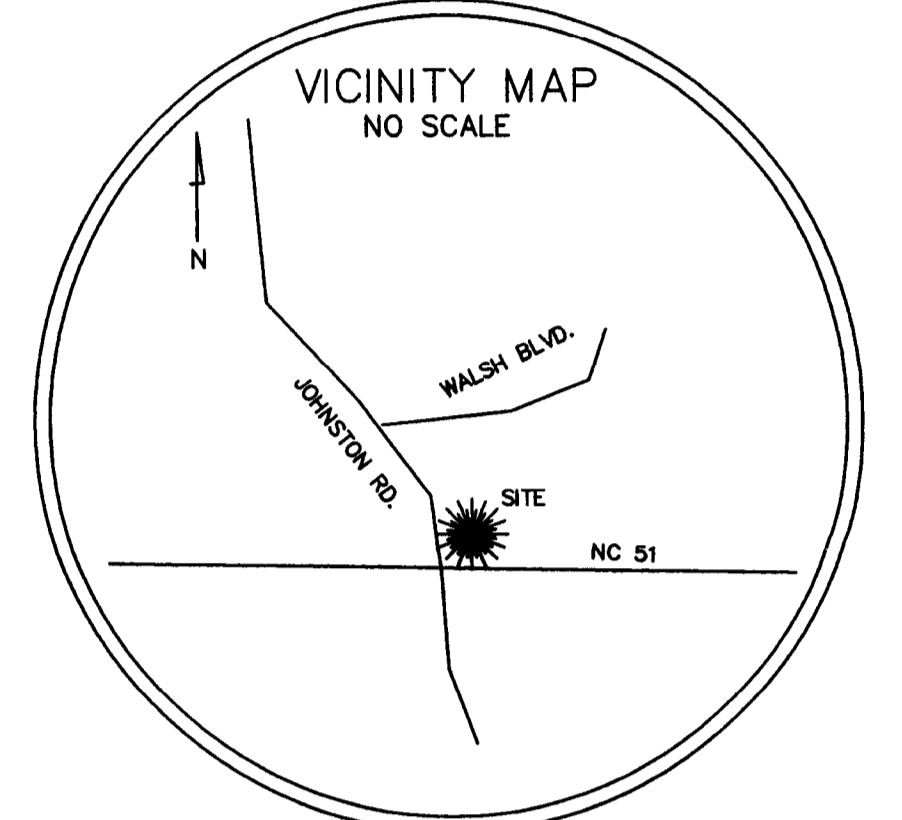
PARKING SUMMARY

BUILDING AREA = 12,500 SF
 NS ZONING = 1 SPACE PER 600 SF
 TOTAL SPACES REQUIRED = 21 SPACES
 TOTAL SPACES PROVIDED = 42 SPACES
 INCLUDING 2 ACCESSIBLE SPACES. (1 VAN ACCESSIBLE)

LANDSCAPE SUMMARY TABLE:

SMALL MATURING TREES - STREET TREES (HEIGHT AT PLANTING - 8'-10' MIN)	1
SMALL MATURING TREES (HEIGHT AT PLANTING - 8'-10' MIN)	2
SHRUBS VARIETY 1: (HEIGHT AT PLANTING - 3' MIN)	3
VARIETY 2: (HEIGHT AT PLANTING - 3' MIN)	4

ALL TREES AND SHRUBS SHALL BE FROM THE APPROVED LIST SPECIFIED IN THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.

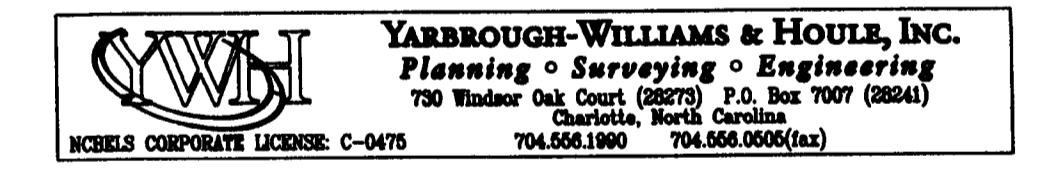


ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 7-19-2011
 BY: DEBRA D. CAMPBELL

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	07/27/10	REVISED SIDEWALK AT INTERSECTION - PER CMPD COMMENTS	BTC
2	07/28/10	PER CMPD COMMENTS	BTC
3	8/18/10	PER CMPD COMMENTS	BTC

Charlotte-Mecklenburg Planning Department

DATE: July 19, 2011
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2010-062 Allen Tate

Attached is a revised site plan for the above referenced rezoning petition. The site plan is showing the proposed six foot sidewalk meandering at the intersection of Johnston Road and Highway 51 to avoid traffic signal boxes and various utilities. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.