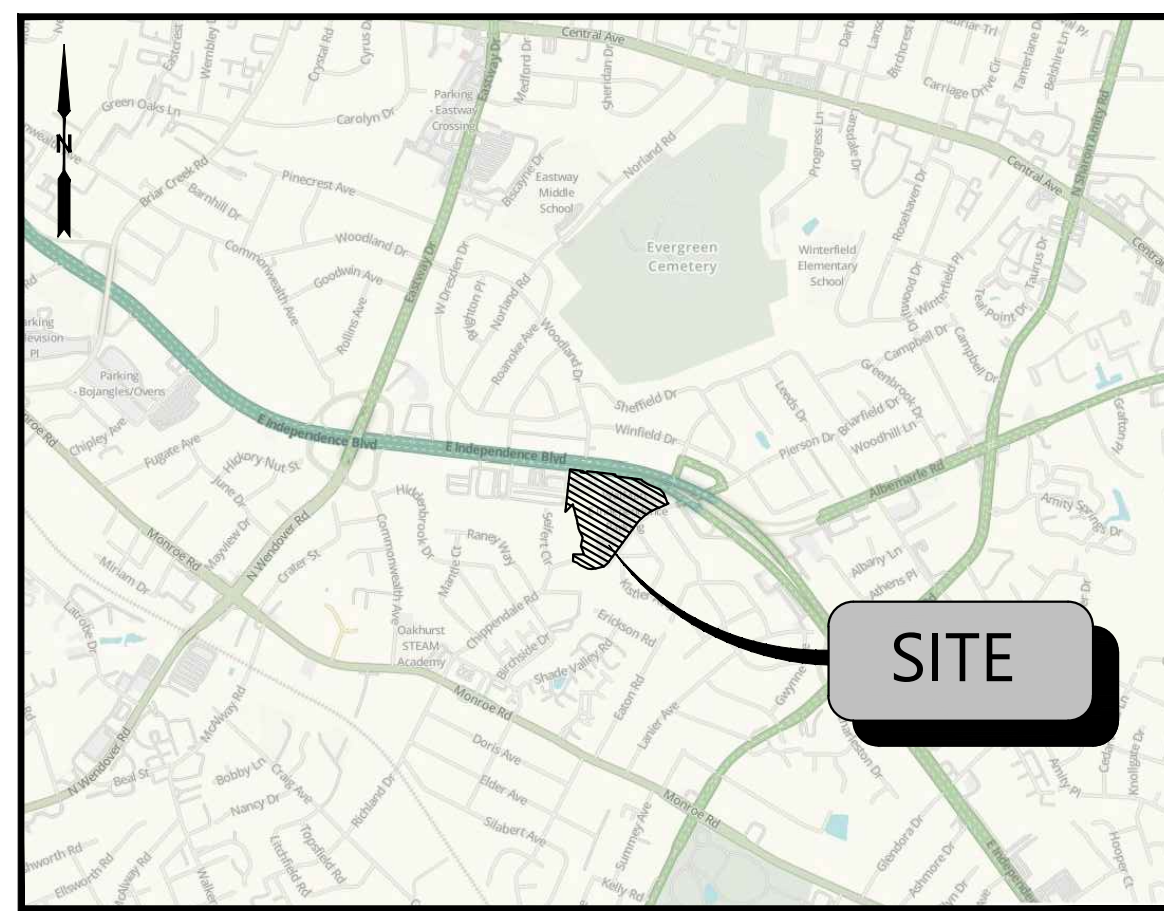


REZONING PLANS

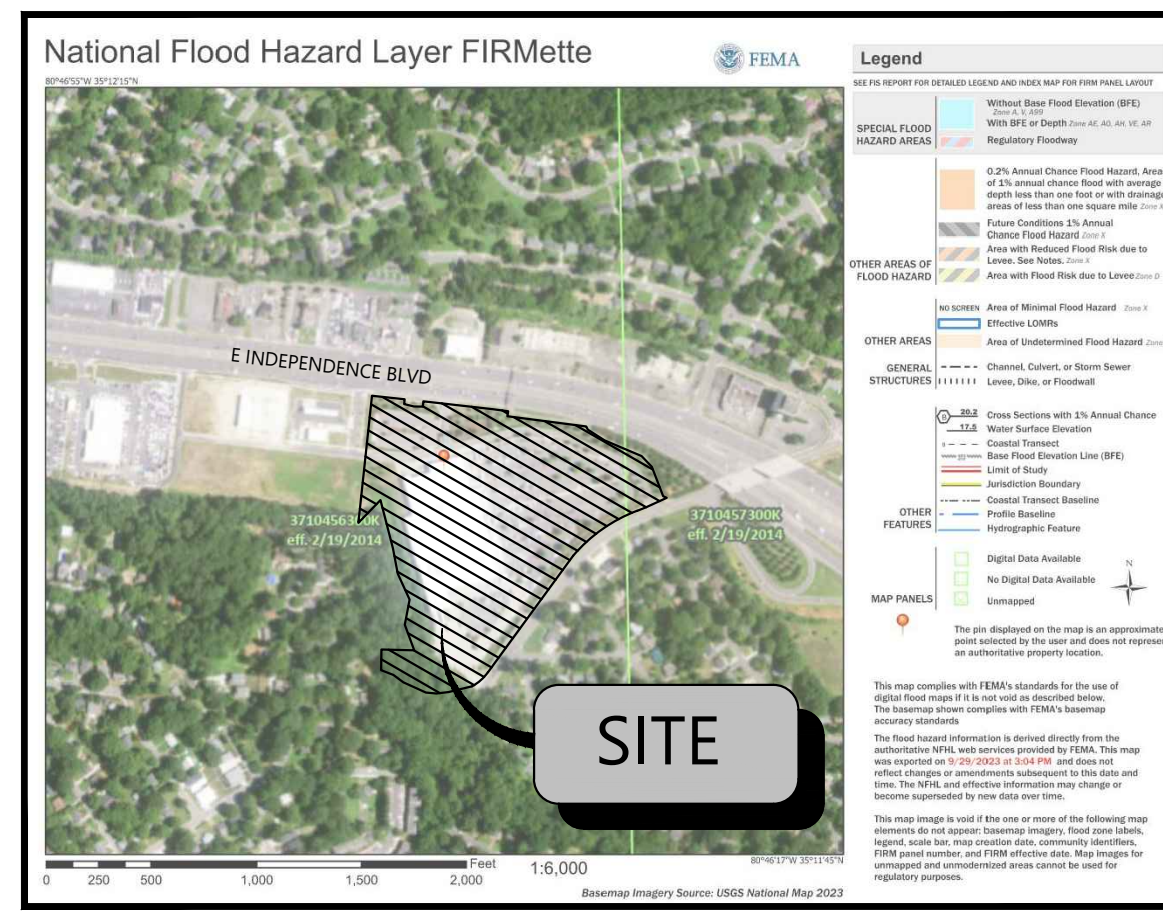
Walmart

SUPERCENTER #1666
 3850 E INDEPENDENCE BOULEVARD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 TAX PARCEL: 16102711

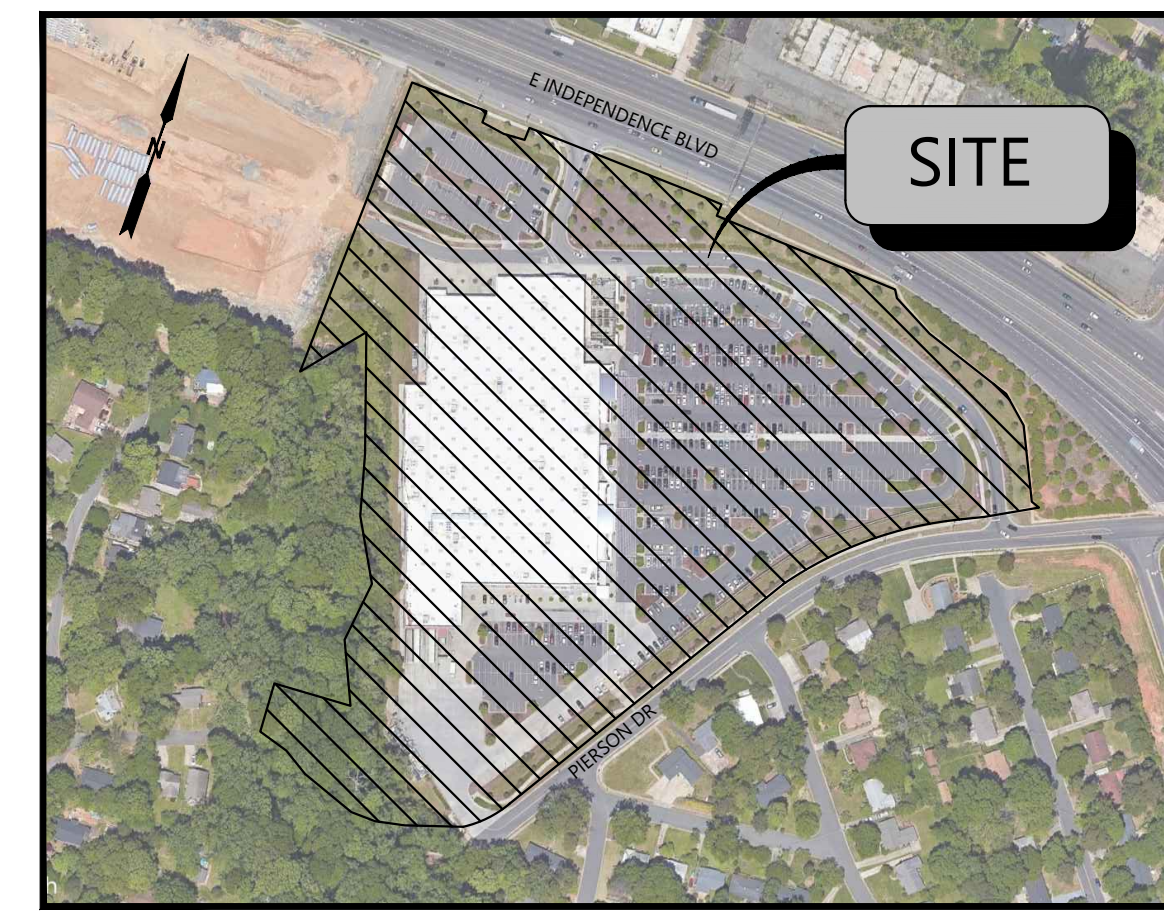
REZONING PETITION 2024-027



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.



AERIAL MAP
N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 371066300K DATED 2/19/2014.

WALMART SUPERCENTER #1666
 TOTAL SITE AREA: 18.660 AC.
 ZONING: CONDITIONAL
 CC (COMMERCIAL CENTER DEVELOPMENT)

DEVELOPMENT TEAM

DEVELOPER/ OWNER WAL-MART STORES, INC. 2608 SE J STREET BENTONVILLE, AR 72712 PHONE: (479) 204-1337 CONTACT: ADAM SCHWERDTFEGER	CIVIL ENGINEER ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: BRIAN PELHAM, PE	SURVEYOR ATWELL, LLC 1850 PARKWAY PLACE, SUITE 650 MARIETTA, GA 30067 PHONE: (770) 423-0807 FAX: (770) 423-1262 CONTACT: MATHEW BISSETT, PLS
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PROJECT NARRATIVE

REZONING PLANS FOR PROPOSED BUILDING EXPANSION TO THE SOUTHEASTERN BUILDING CORNER OF WALMART SUPERCENTER #1666. OWNER REQUESTING AMENDMENT TO ORIGINAL REZONING CASE 2006-050 TO INCREASE MAXIMUM BUILDING AREA FROM 155,000 SQ FT TO 175,000 SQ FT.

GOVERNING AGENCIES AND UTILITY CONTACTS

CITY OF CHARLOTTE CLT DEVELOPMENT CENTER 600 EAST FOURTH STREET CHARLOTTE, NC 28202 PHONE: (704) 336-6692 CONTACT: SHANNON FRYE	CITY OF CHARLOTTE WATER DEPARTMENT 5100 BROOKSHIRE BLVD CHARLOTTE, NC 28216 PHONE: (704) 336-1000 CONTACT: ENGINEERING
CITY OF CHARLOTTE FIRE DEPARTMENT 500 DALTON AVE. CHARLOTTE, NC 28206 PHONE: (704) 336-2101 CONTACT: FIRE MARSHAL -KEVIN MILLER	POWER CO. DUKE ENERGY P.O. BOX 70516 CHARLOTTE, NC 28272 PHONE: (800) 454-3853 CONTACT: CUSTOMER SERVICE

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C010	OVERALL SITE PLAN
RZ-100	REZONING SITE PLAN
L100	REZONING LANDSCAPE PLAN

COVER SHEET

REVISIONS	BY
4/17/24 - REZONING REVIEW COMMENTS	BY

ATWELL
 866.850.0200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 WASHINGTON, NC 27685
 ATWELL, LLC DBA ATWELL, PLLC ODM # P-2380



SUPERCENTER #1666
 3850 E INDEPENDENCE BLVD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 WAL-MART STORES, INC.
 BENTONVILLE, AR

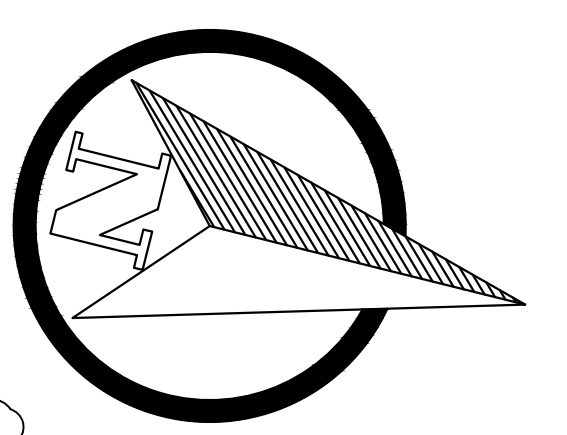
Walmart

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CHECKED	BP
DATE	02/26/2024
SCALE	
JOB No.	23000926
SHEET	

C000



REZONING PETITION 2024-027



SCALE 1" = 50'

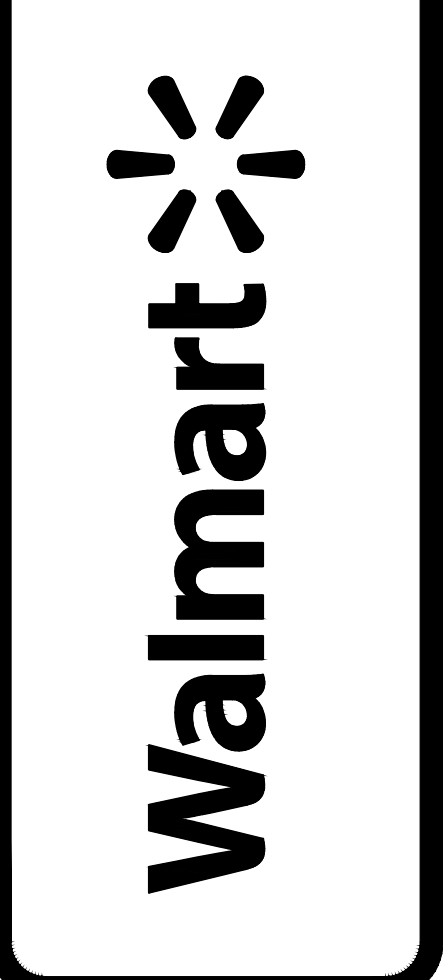
OVERALL SITE PLAN

REVISIONS	BY
4/17/24 - REZONING REVIEW COMMENTS	BP

ATWELL
 866.850.0200 www.atwell-group.com
 1800 PARKWAY PLACE, SUITE 700
 WASHINGTON, VA 22192
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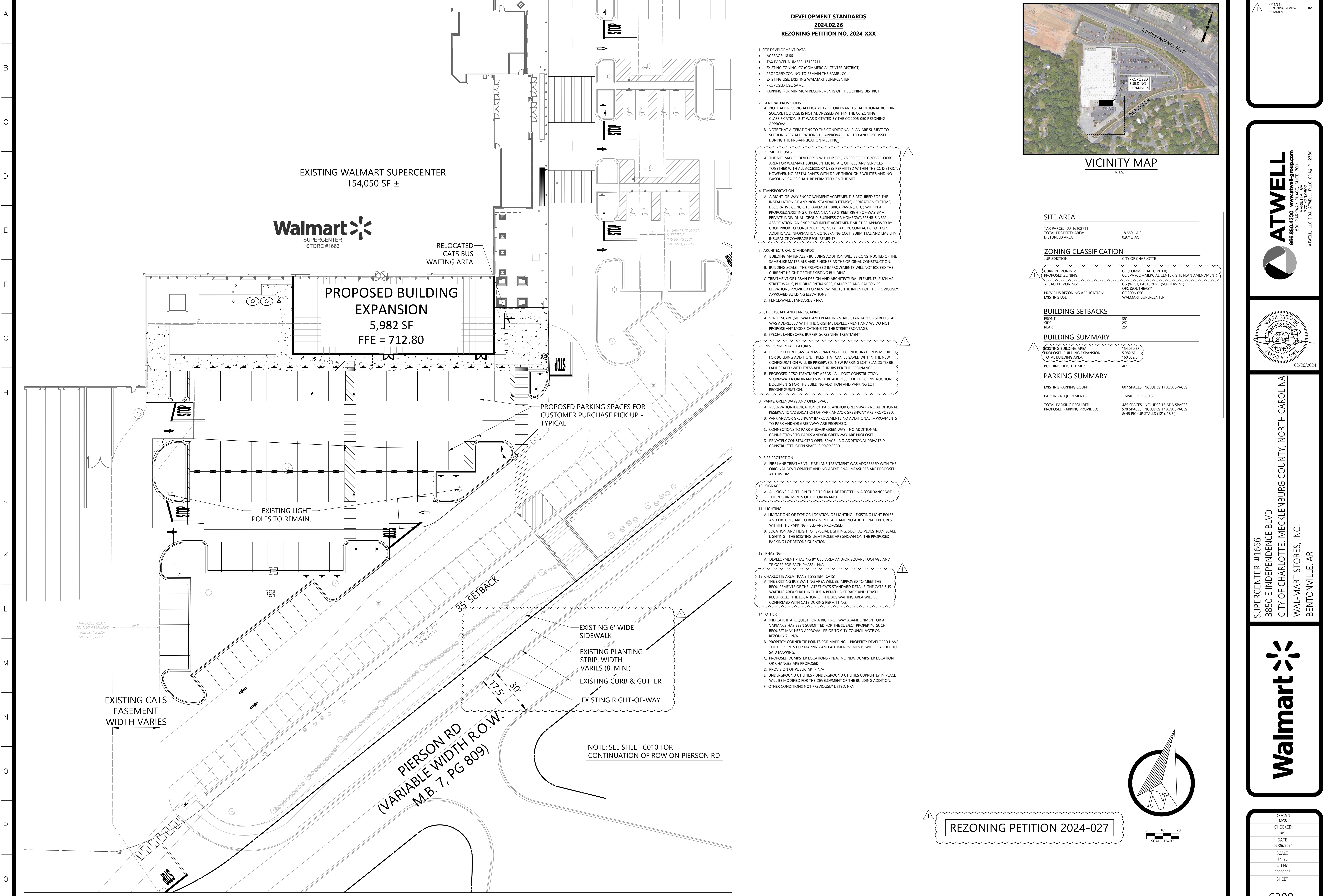


SUPERCENTER #1666
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 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 WAL-MART STORES, INC.
 BENTONVILLE, AR



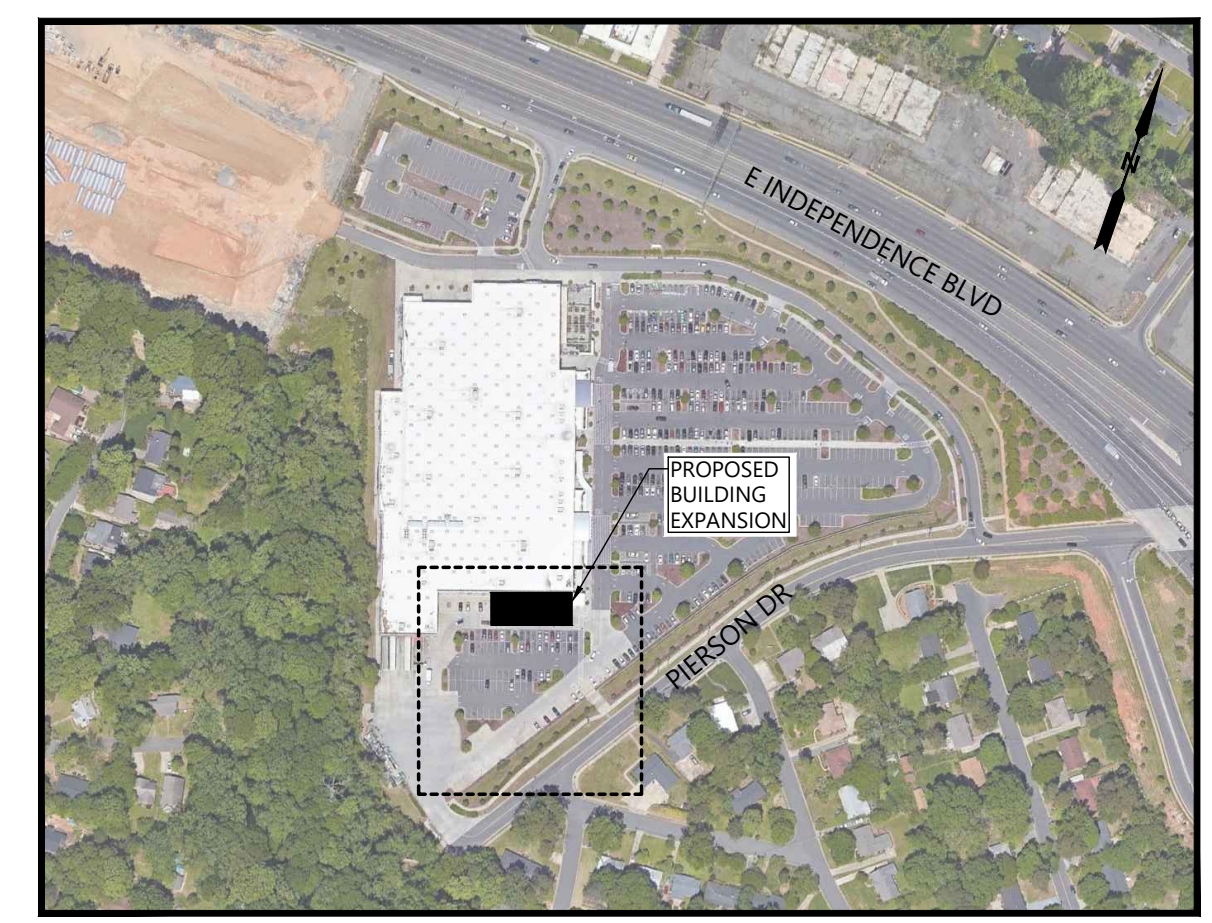
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DATE	02/26/2024
SCALE	1" = 50'
JOB No.	23000926
SHEET	

C010



DEVELOPMENT STANDARDS
2024.02.26
REZONING PETITION NO. 2024-XXX

1. SITE DEVELOPMENT DATA:
 - ACREAGE: 18.66
 - TAX PARCEL NUMBER: 16102711
 - EXISTING ZONING: CC (COMMERCIAL CENTER DISTRICT)
 - PROPOSED ZONING: TO REMAIN THE SAME - CC
 - EXISTING USE: EXISTING WALMART SUPERCENTER
 - PROPOSED USE: SAME
 - PARKING: PER MINIMUM REQUIREMENTS OF THE ZONING DISTRICT
2. GENERAL PROVISIONS
 - A. NOTE ADDRESSING APPLICABILITY OF ORDINANCES. ADDITIONAL BUILDING SQUARE FOOTAGE IS NOT ADDRESSED WITHIN THE CC ZONING CLASSIFICATION, BUT WAS DICTATED BY THE CC 2006-050 REZONING APPROVAL.
 - B. NOTE THAT ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL - NOTED AND DISCUSSED DURING THE PRE-APPLICATION MEETING.
3. PERMITTED USES
 - A. THE SITE MAY BE DEVELOPED WITH UP TO (175,000 SF) OF GROSS FLOOR AREA FOR WALMART SUPERCENTER, RETAIL OFFICES AND SERVICES TOGETHER WITH ALL ACCESSORY USES PERMITTED WITHIN THE CC DISTRICT. HOWEVER, NO RESTAURANTS WITH DRIVE-THROUGH FACILITIES AND NO GASOLINE SALES SHALL BE PERMITTED ON THE SITE.
4. TRANSPORTATION
 - A. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CITY PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING CONTACT, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
5. ARCHITECTURAL STANDARDS
 - A. BUILDING MATERIALS - BUILDING ADDITION WILL BE CONSTRUCTED OF THE SAME/LIKE MATERIALS AND FINISHES AS THE ORIGINAL CONSTRUCTION.
 - B. BUILDING SCALE - THE PROPOSED IMPROVEMENTS WILL NOT EXCEED THE CURRENT HEIGHT OF THE EXISTING BUILDING.
 - C. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS, SUCH AS STREET WALLS, BUILDING ENTRANCES, CANOPIES AND BALCONIES - ELEVATIONS PROVIDED FOR REVIEW. MEETS THE INTENT OF THE PREVIOUSLY APPROVED BUILDING ELEVATION.
 - D. FENCEWALL STANDARDS - N/A
6. STREETScape AND LANDSCAPING
 - A. STREETScape, SIDEWALK AND PLANTING STRIP STANDARDS - STREETScape WAS ADDRESSED WITH THE ORIGINAL DEVELOPMENT AND WE DO NOT PROPOSE ANY MODIFICATIONS TO THE STREET FRONTAGE.
 - B. SPECIAL LANDSCAPE, BUFFER, SCREENING TREATMENT
7. ENVIRONMENTAL FEATURES
 - A. PROPOSED TREE SAVE AREAS - PARKING LOT CONFIGURATION IS MODIFIED FOR BUILDING ADDITION. TREES THAT CAN BE SAVED WITHIN THE NEW CONFIGURATION WILL BE PRESERVED. NEW PARKING LOT ISLANDS TO BE LANDSCAPED WITH TREES AND SHRUBS PER THE ORDINANCE.
 - B. PROPOSED PCSO TREATMENT AREAS - ALL POST CONSTRUCTION STORMWATER ORDINANCES WILL BE ADDRESSED IF THE CONSTRUCTION DOCUMENTS FOR THE BUILDING ADDITION AND PARKING LOT RECONFIGURATION.
8. PARKS, GREENWAYS AND OPEN SPACE
 - A. RESERVATION/DEDICATION OF PARK AND/OR GREENWAY - NO ADDITIONAL RESERVATION/DEDICATION OF PARK AND/OR GREENWAY ARE PROPOSED.
 - B. PARK AND/OR GREENWAY IMPROVEMENTS NO ADDITIONAL IMPROVEMENTS TO PARK AND/OR GREENWAY ARE PROPOSED.
 - C. CONNECTIONS TO PARK AND/OR GREENWAY - NO ADDITIONAL CONNECTIONS TO PARK AND/OR GREENWAY ARE PROPOSED.
 - D. PRIVATELY CONSTRUCTED OPEN SPACE - NO ADDITIONAL PRIVATELY CONSTRUCTED OPEN SPACE IS PROPOSED.
9. FIRE PROTECTION
 - A. FIRE LANE TREATMENT - FIRE LANE TREATMENT WAS ADDRESSED WITH THE ORIGINAL DEVELOPMENT AND NO ADDITIONAL MEASURES ARE PROPOSED AT THIS TIME.
10. SIGNAGE
 - A. ALL SIGNS PLACED ON THE SITE SHALL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
11. LIGHTING
 - A. LIMITATIONS OF TYPE OR LOCATION OF LIGHTING - EXISTING LIGHT POLES AND FIXTURES ARE TO REMAIN IN PLACE AND NO ADDITIONAL FIXTURES WITHIN THE PARKING FIELD ARE PROPOSED.
 - B. LOCATION AND HEIGHT OF SPECIAL LIGHTING, SUCH AS PEDESTRIAN SCALE LIGHTING - THE EXISTING LIGHT POLES ARE SHOWN ON THE PROPOSED PARKING LOT RECONFIGURATION.
12. PHASING
 - A. DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE - N/A
13. CHARLOTTE AREA TRANSIT SYSTEM (CATS)
 - A. THE EXISTING BUS WAITING AREA WILL BE IMPROVED TO MEET THE REQUIREMENTS OF THE LATEST CATS STANDARD DETAILS. THE CATS BUS WAITING AREA SHALL INCLUDE A BENCH, BIKE RACK AND TRASH RECEPTACLE. THE LOCATION OF THE BUS WAITING AREA WILL BE CONFIRMED WITH CATS DURING PERMITTING.
14. OTHER
 - A. INDICATE IF A REQUEST FOR A RIGHT-OF-WAY ABANDONMENT OR A VARIANCE HAS BEEN SUBMITTED FOR THE SUBJECT PROPERTY. SUCH REQUEST MAY NEED APPROVAL PRIOR TO CITY COUNCIL VOTE ON REZONING - N/A
 - B. PROPERTY CORNER TIE POINTS FOR MAPPING - PROPERTY DEVELOPED HAVE THE TIE POINTS FOR MAPPING AND ALL IMPROVEMENTS WILL BE ADDED TO SAID MAPPING.
 - C. PROPOSED DUMPSTER LOCATIONS - N/A. NO NEW DUMPSTER LOCATION OR CHANGES ARE PROPOSED.
 - D. PROVISION OF PUBLIC ART - N/A
 - E. UNDERGROUND UTILITIES - UNDERGROUND UTILITIES CURRENTLY IN PLACE WILL BE MODIFIED FOR THE DEVELOPMENT OF THE BUILDING ADDITION.
 - F. OTHER CONDITIONS NOT PREVIOUSLY LISTED: N/A



SITE AREA	
TAX PARCEL ID# 16102711	18.660± AC
TOTAL PROPERTY AREA:	0.971± AC
DISTURBED AREA:	

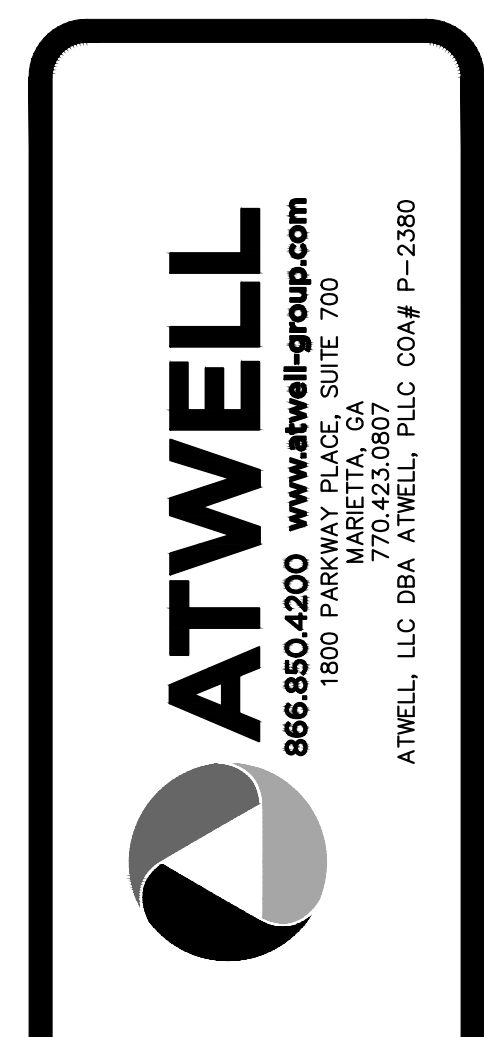
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF CHARLOTTE
CURRENT ZONING:	CC (COMMERCIAL CENTER)
PROPOSED ZONING:	CC SPA (COMMERCIAL CENTER, SITE PLAN AMENDMENT)
ADJACENT ZONING:	CC (WEST, EAST), N1-C (SOUTHWEST) OFC (SOUTHWEST)
PREVIOUS REZONING APPLICATION:	CC 2006-050
EXISTING USE:	WALMART SUPERCENTER

BUILDING SETBACKS	
FRONT	35'
SIDE	25'
REAR	25'

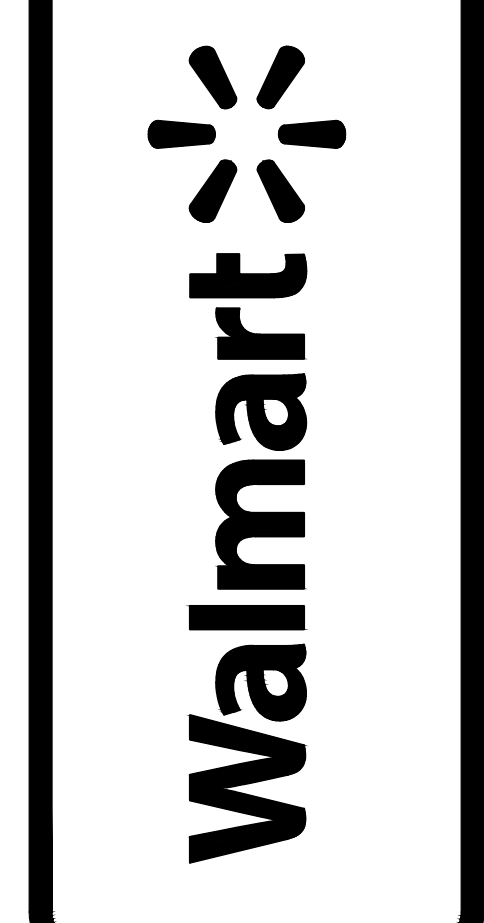
BUILDING SUMMARY	
EXISTING BUILDING AREA:	154,050 SF
PROPOSED BUILDING EXPANSION:	5,982 SF
TOTAL BUILDING AREA:	160,032 SF
BUILDING HEIGHT LIMIT:	40'

PARKING SUMMARY	
EXISTING PARKING COUNT:	607 SPACES, INCLUDES 17 ADA SPACES
PARKING REQUIREMENTS:	1 SPACE PER 330 SF
TOTAL PARKING REQUIRED:	485 SPACES, INCLUDES 15 ADA SPACES
PROPOSED PARKING PROVIDED:	578 SPACES, INCLUDES 17 ADA SPACES 8.45 PICKUP STALLS (12' x 18.5')

REVISIONS	BY
4/17/24 - REZONING REVIEW COMMENTS	BY



SUPERCENTER #1666
3850 E INDEPENDENCE BLVD
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
WAL-MART STORES, INC.
BENTONVILLE, AR



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DATE	02/26/2024
SCALE	1"=20'
JOB No.	23000906
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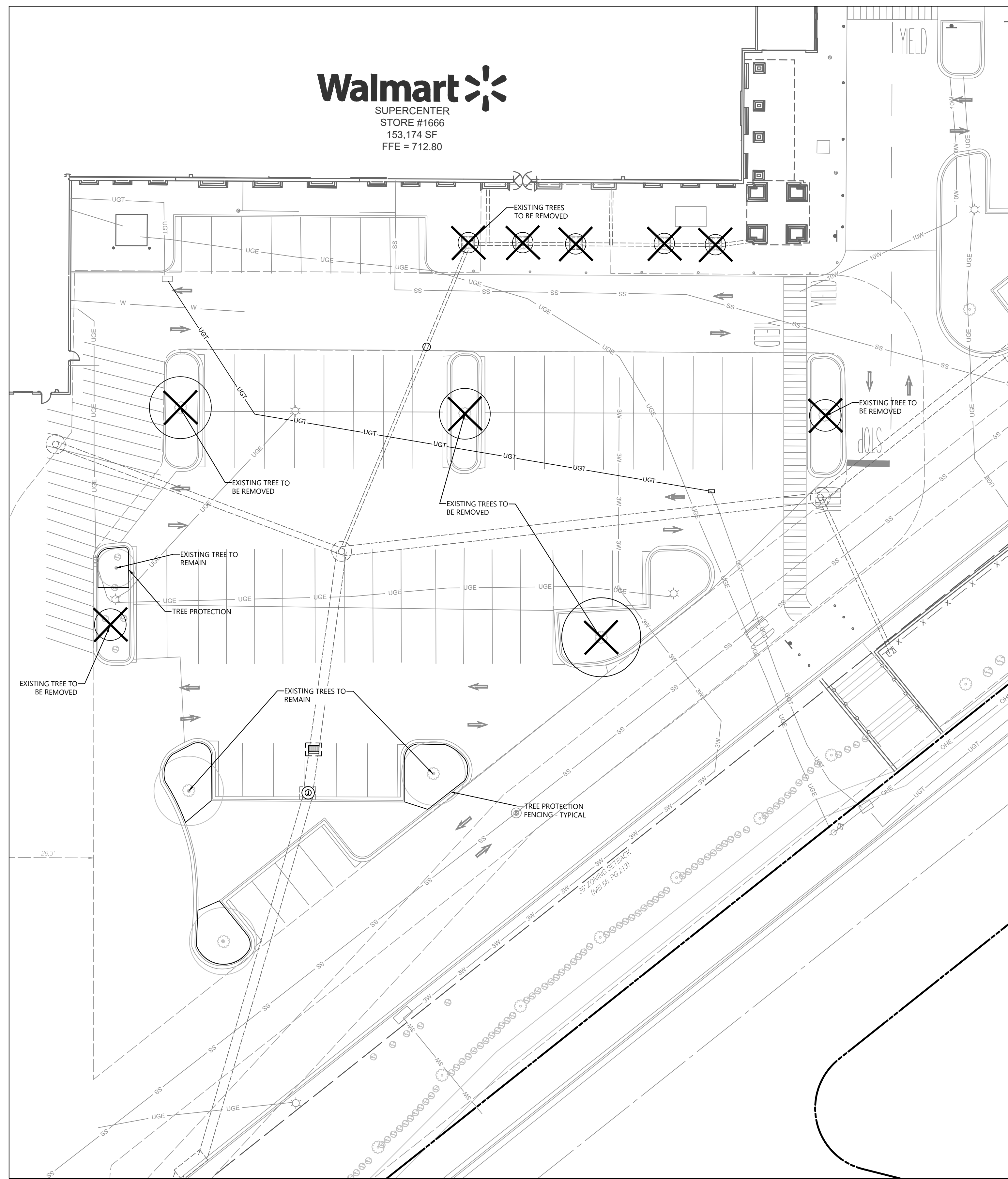
6200 - C200

REZONING PETITION 2024-027

REZONING SITE PLAN

FILE NAME: X:\23000906-06_Sheet_1666_Drawing\DWG\23000906_04_PRODUCION\23000906-04_PRODUCION.dwg DATE PLOTTED: 02/26/2024 10:14 AM PLOTTED BY: jayman_wmgsr 4/17/2024 PAPER: ARCH D (36" X 48" 1/4" = 1" 1/8") PLOT DEVICE: HP DesignJet 2400 Plotter

Walmart
 SUPERCENTER
 STORE #1666
 153,174 SF
 FFE = 712.80



EXISTING CONDITIONS AND LANDSCAPE DEMO PLAN

SCALE 1" = 20'-0"

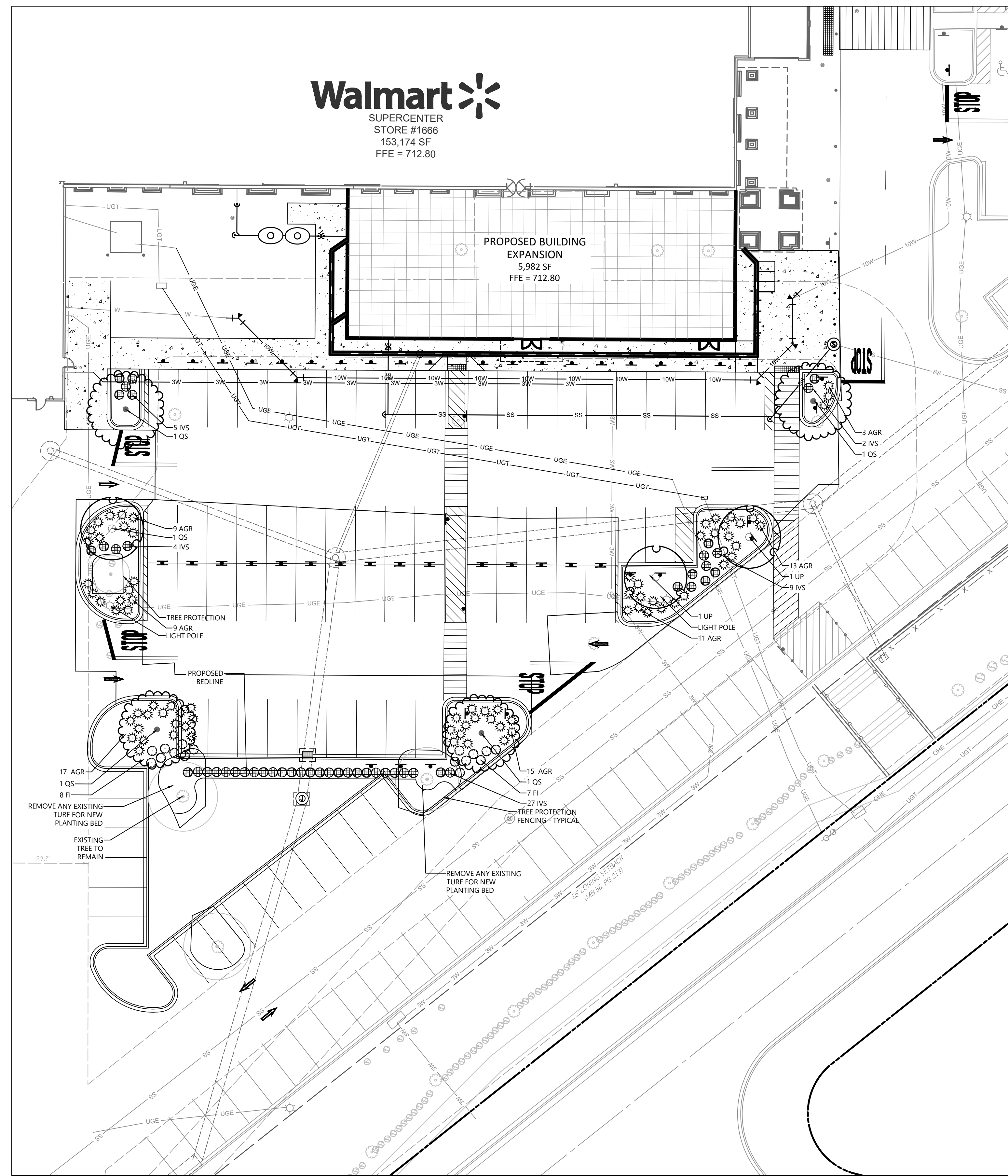
LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.

PLANT LIST

SYMBOL	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES							
	QS	4	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 2" CAL., 8' HT.	AS SHOWN	WELL BRANCHED HEAD, MATCHED
	UP	3	ULMUS PARVIFOLIA	LACE BARK ELM	MIN. 2" CAL., 8' HT.	AS SHOWN	WELL BRANCHED HEAD, MATCHED
SHRUBS							
	AGR	80	ABELIA X. GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	MIN. 2' HT./SPRD. AT PLANTING	4' O.C.	FULL, MATCHED
	FI	15	FORSYTHIA X. INTERMEDIA 'ARNOLD DWARF'	ARNOLD DWARF FORSYTHIA	MIN. 2' HT./SPRD. AT PLANTING	4' O.C.	FULL, MATCHED
	IVS	54	ILEX VOMITORIA 'SCHILLINGS'	SCHILLINGS DWF. YAUPON HOLLY	MIN. 2' HT./SPRD. AT PLANTING	4' O.C.	FULL, MATCHED

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 SUPERCENTER
 STORE #1666
 153,174 SF
 FFE = 712.80

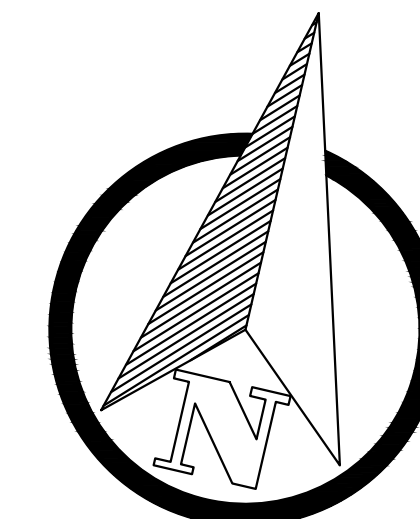


LANDSCAPE PLAN

SCALE 1" = 20'-0"

LANDSCAPE REQUIREMENTS SUMMARY

ITEM	REQUIREMENT	QTY. REQUIRED	QTY. PROVIDED	FORMULA
STREET SCALE	N/A - EXISTING			
PARKING LOT LANDSCAPE	ALL ISLANDS TO BE LANDSCAPED WITH CANOPY TREE AND SHRUBS	AS SHOWN	11 TREES INCLUDING 4 EXISTING TREES TO REMAIN	



SCALE 1" = 20'

REZONING LANDSCAPE PLAN

REVISIONS BY

ATWELL
 866.850.0200 www.atwell-group.com
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