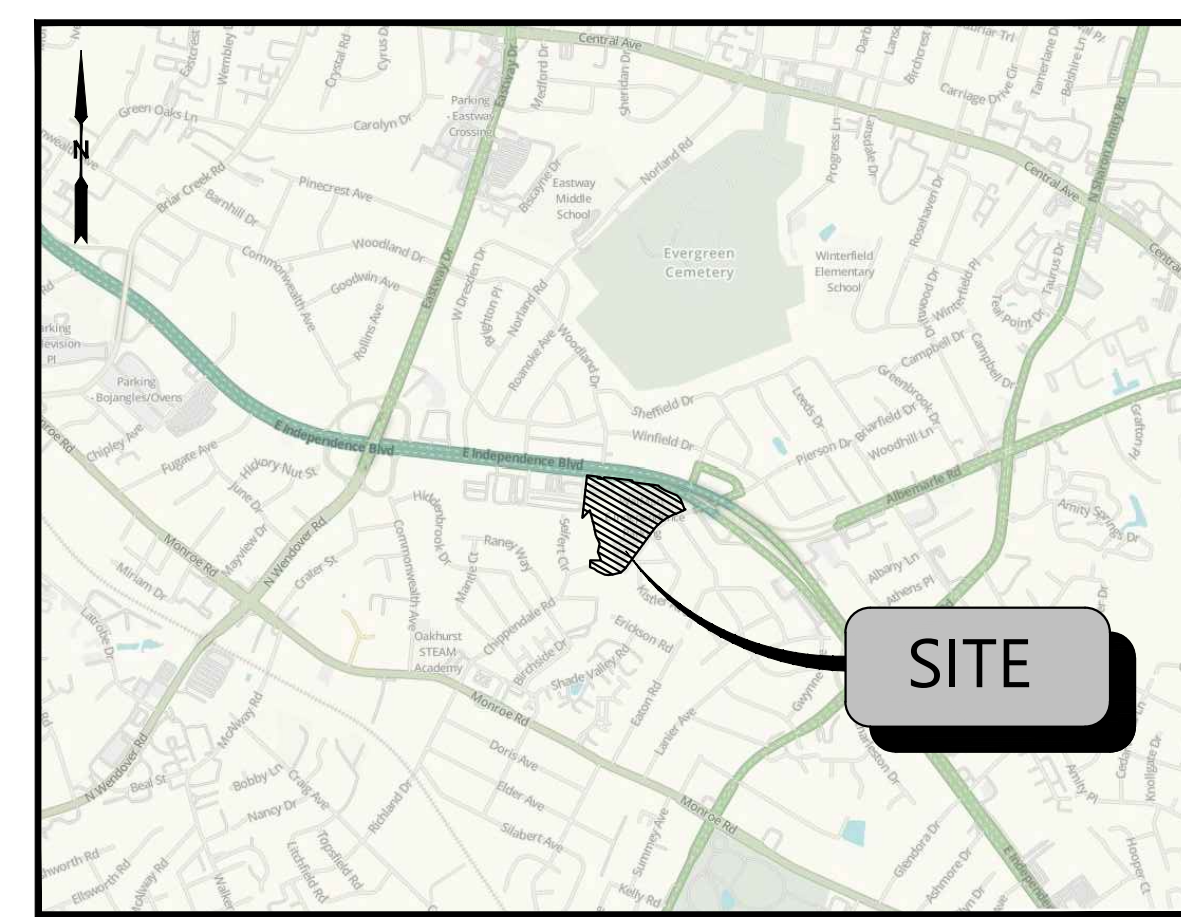


# REZONING PLANS

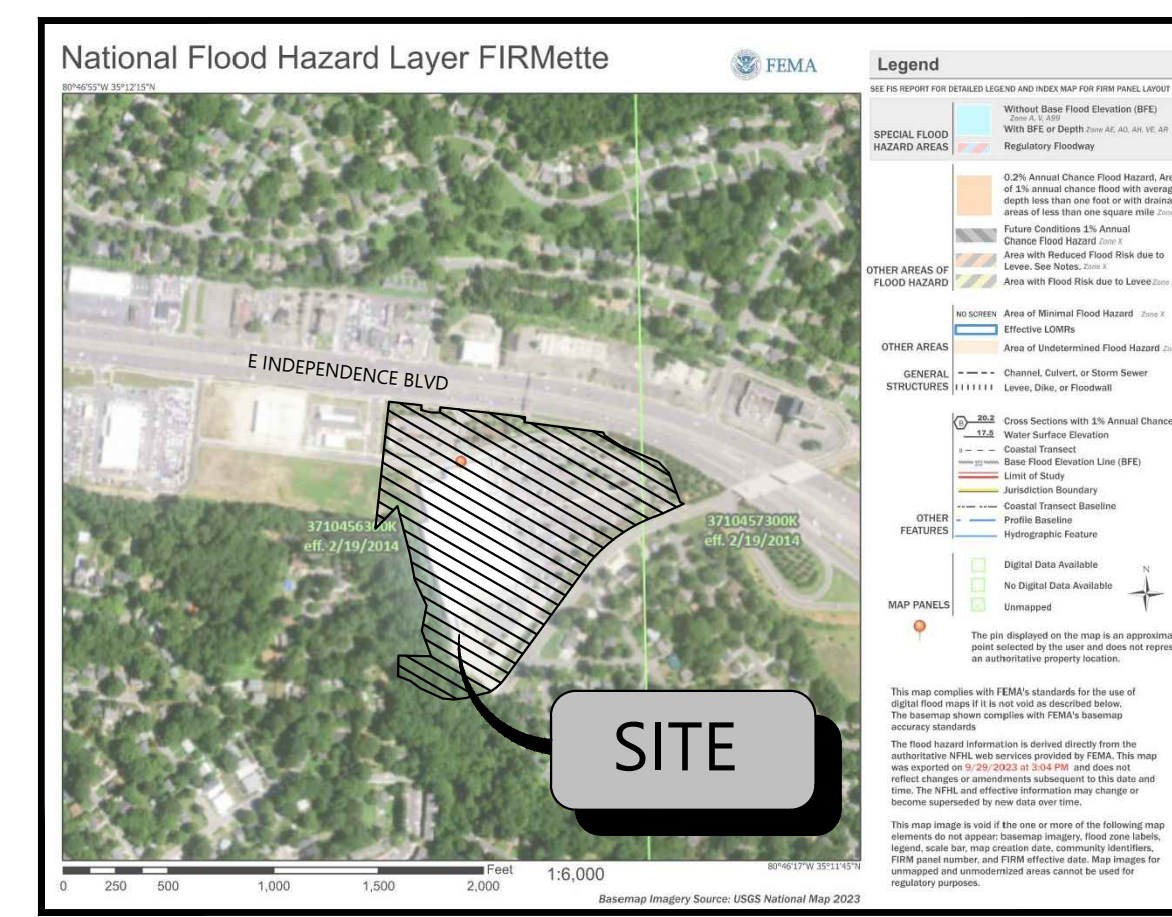
# Walmart

## SUPERCENTER #1666

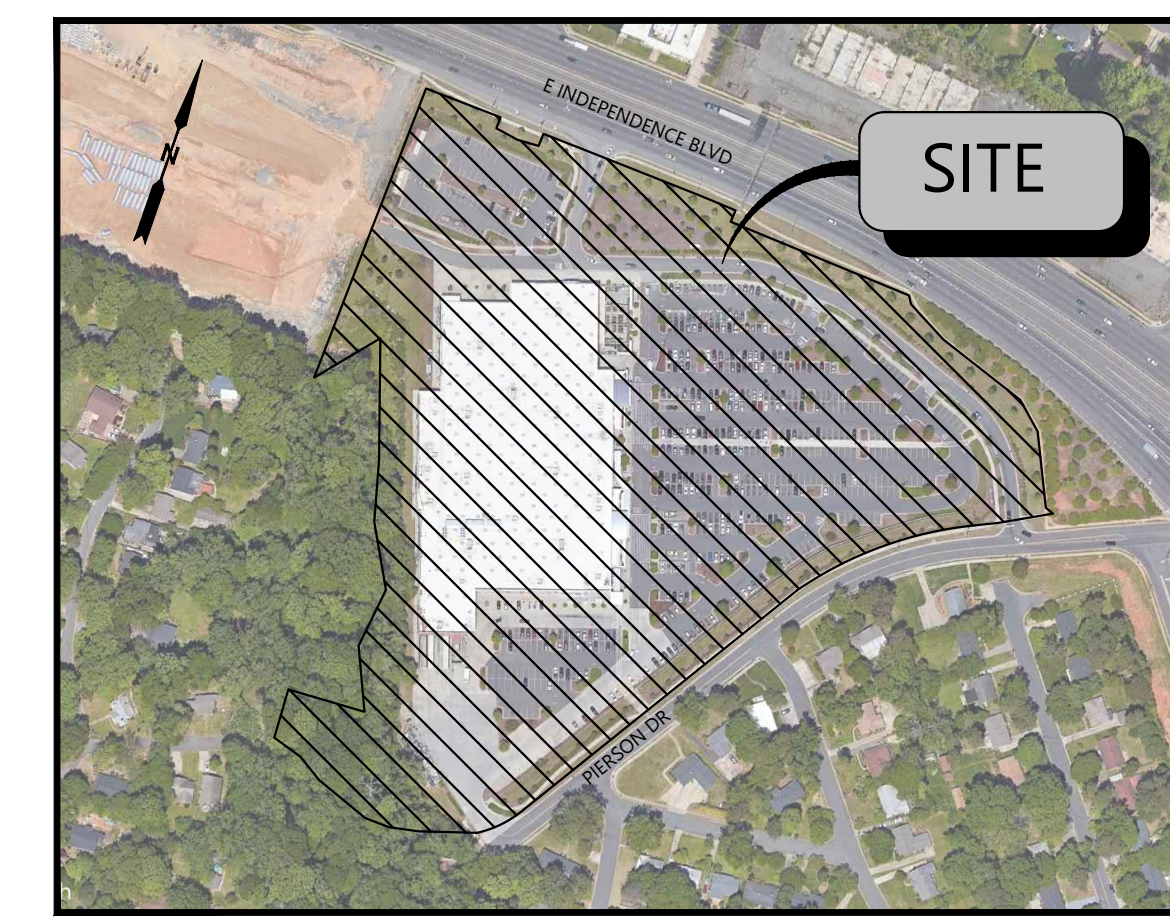
3850 E INDEPENDENCE BOULEVARD  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
TAX PARCEL: 16102711



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 FEMA/FIRM 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

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

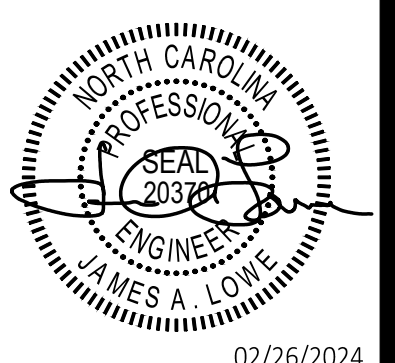
### GOVERNING AGENCIES AND UTILITY CONTACTS

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

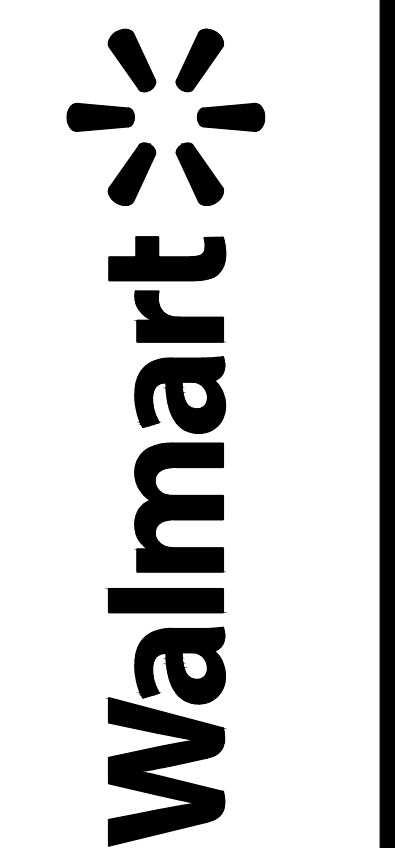
Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C010	OVERALL SITE PLAN
RZ-100	REZONING SITE PLAN
L100	REZONING LANDSCAPE PLAN

# COVER SHEET

REVISIONS	BY



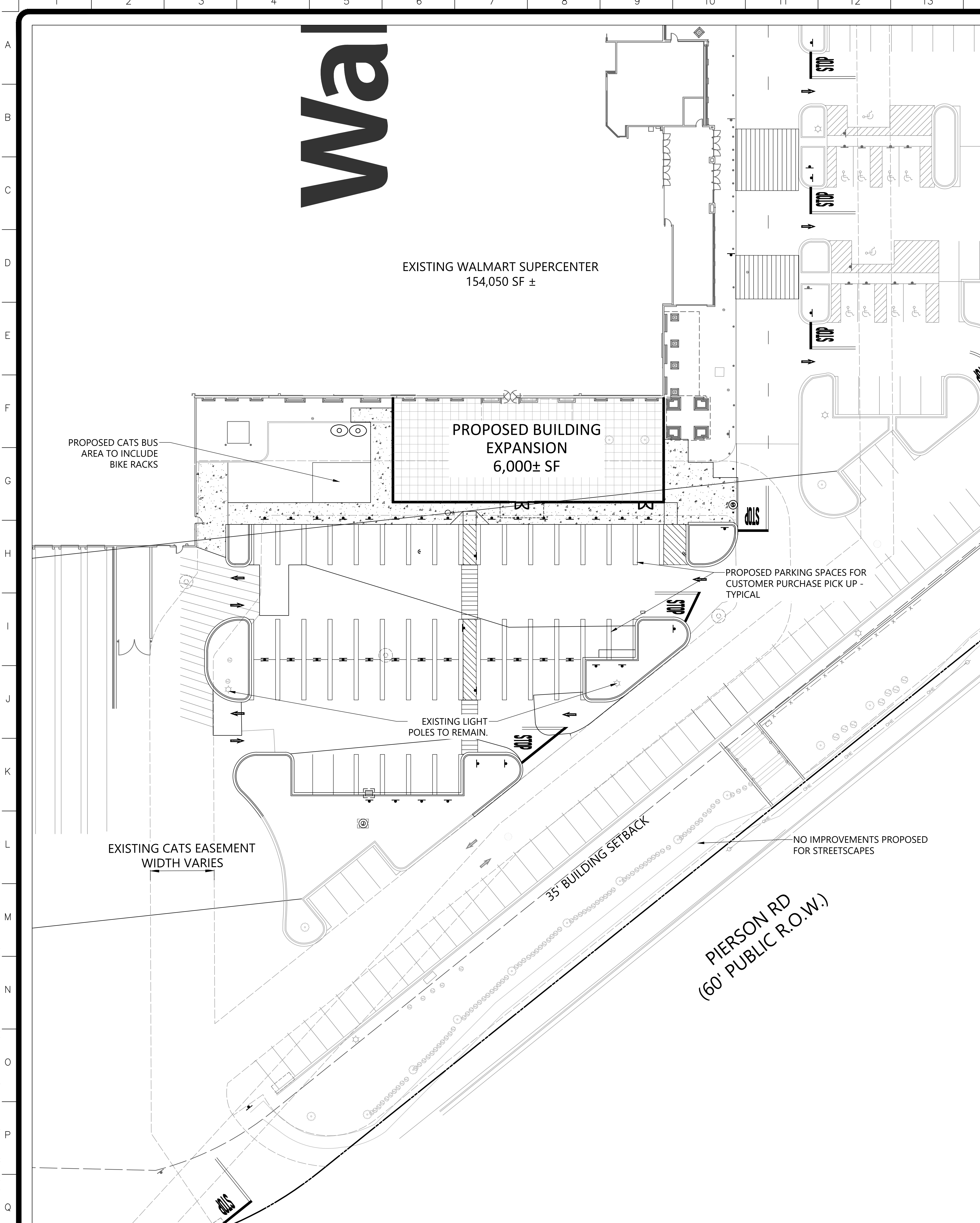
SUPERCENTER #1666  
3850 E INDEPENDENCE BLVD  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA  
WAL-MART STORES, INC.  
BENTONVILLE, AR



DRAWN
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DATE
02/26/2024
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JOB No.
23000926
SHEET

C000





# Walmart

EXISTING WALMART SUPERCENTER  
154,050 SF ±

PROPOSED BUILDING  
EXPANSION  
6,000± SF

PROPOSED CATS BUS  
AREA TO INCLUDE  
BIKE RACKS

PROPOSED PARKING SPACES FOR  
CUSTOMER PURCHASE PICK UP -  
TYPICAL

EXISTING LIGHT  
POLES TO REMAIN.

EXISTING CATS EASEMENT  
WIDTH VARIES

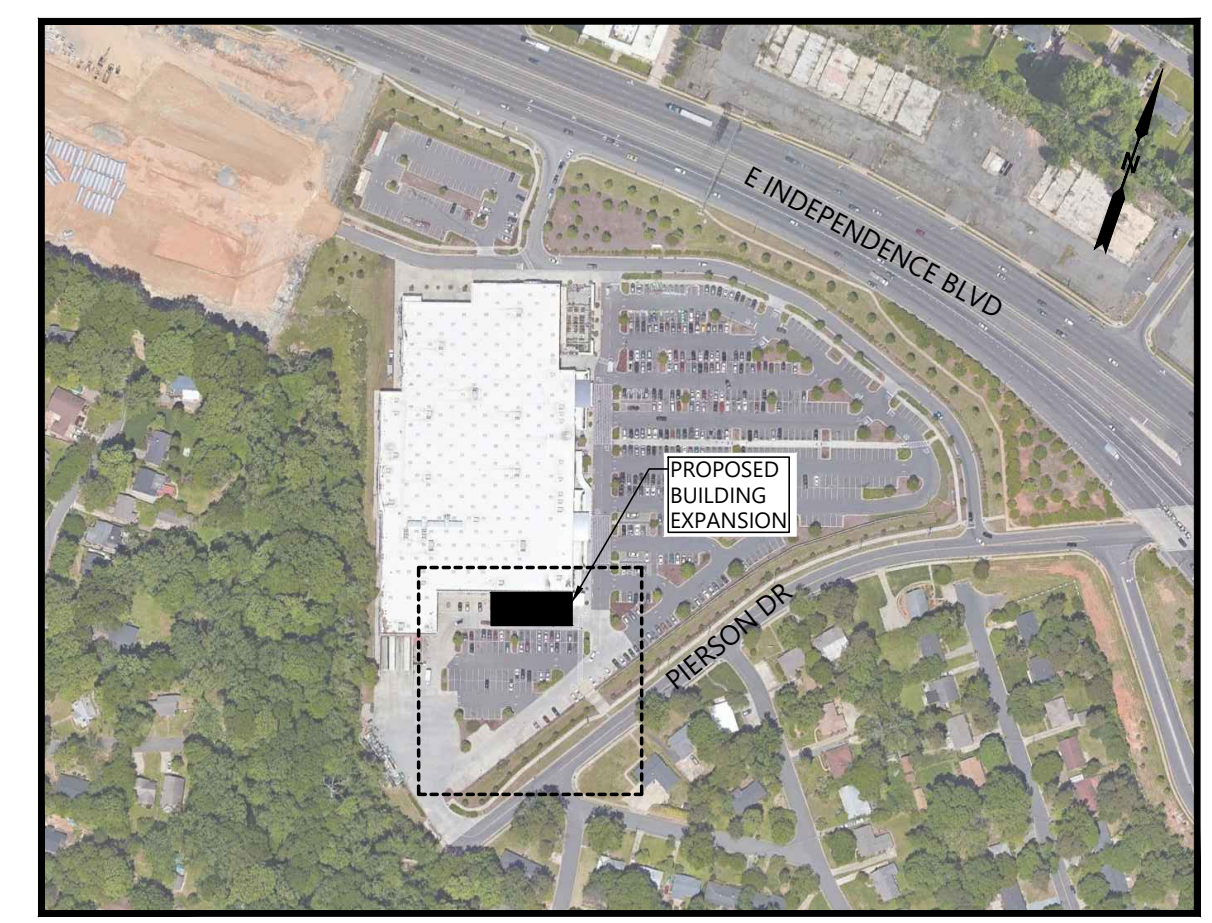
35' BUILDING SETBACK

PIERSON RD  
(60' PUBLIC R.O.W.)

NO IMPROVEMENTS PROPOSED  
FOR STREETSCAPES

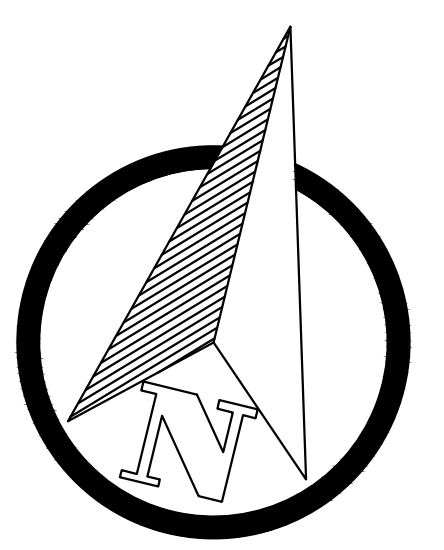
### DEVELOPMENT STANDARDS 2024.02.26 REZONING PETITION NO. 2024-XXX

- 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
- 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.
- OPTIONAL PROVISIONS (ONLY FOR PROPOSED ZONING TO UMUD-O, MUDD-O, PED-O or TS-O):**
  - A. LISTING OF ALL OPTIONAL PROVISIONS
  - NOTE: OPTIONAL PROVISION SHOULD INCLUDE REFERENCE THE ZONING ORDINANCE SECTION REQUESTED FOR MODIFICATION - N/A
- PERMITTED USES:**
  - A. ALLOWED USES OR PROHIBITED USES - PROPOSED USES ARE ALLOWED WITHIN CURRENT ZONING
  - B. OTHER USE RESTRICTIONS - N/A
- TRANSPORTATION:**
  - A. DEDICATION AND RESERVATION OF STREET RIGHT-OF-WAY TO CITY/NDOT - N/A
  - B. TRANSPORTATION IMPROVEMENTS CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT - EXISTING BUS STOP AND AMENITIES TO BE RELOCATED NEAR THE PROPOSED BUILDING ADDITION.
- ARCHITECTURAL STANDARDS:**
  - A. BUILDING MATERIALS - BUILDING ADDITION WILL BE CONSTRUCTED OF THE SAME 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 ELEVATIONS.
  - D. FENCE/WALL STANDARDS - N/A
- 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
- 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.
  - C. ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES
- 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 PARKS AND/OR GREENWAY ARE PROPOSED.
  - D. PRIVATELY CONSTRUCTED OPEN SPACE - NO ADDITIONAL PRIVATELY CONSTRUCTED OPEN SPACE IS PROPOSED.
- FIRE PROTECTION:**
  - A. FIRE LANE TREATMENT - FIRE LANE TREATMENT WAS ADDRESSED WITH THE ORIGINAL DEVELOPMENT AND NO ADDITIONAL MEASURES ARE PROPOSED AT THIS TIME.
- SIGNAGE:**
  - A. SIGN LIMITATIONS - SIZE TYPE LOCATION IF DIFFERENT FROM ORDINANCE REQUIREMENTS - ADDITIONAL SIGNAGE FOR PICK UP AREA IS PROPOSED AND DETAILS OF THE PROPOSED SIGNAGE IS PART OF THIS SUBMITTAL.
- 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.
- PHASING:**
  - A. DEVELOPMENT PHASING BY USE, AREA AND/OR SQUARE FOOTAGE AND TRIGGER FOR EACH PHASE - N/A
- 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 THE POINTS FOR MAPPING - PROPERTY DEVELOPED HAVE THE TIE POINTS FOR MAPPING AND ALL IMPROVEMENTS WILL BE ADDED TO SAID MAPPING.
  - C. PUBLIC FACILITIES/SITES TO BE PROVIDED - THE EXISTING TRANSIT STOP TO BE RECONFIGURED AND ADDED TO THE IMPROVEMENT UPON DISCUSSIONS WITH CATS.
  - D. PROPOSED DUMPSTER LOCATIONS - N/A. NO NEW DUMPSTER LOCATION OR CHANGES ARE PROPOSED
  - E. PROVISION OF PUBLIC ART - N/A
  - F. UNDERGROUND UTILITIES - UNDERGROUND UTILITIES CURRENTLY IN PLACE WILL BE MODIFIED FOR THE DEVELOPMENT OF THE BUILDING ADDITION.
  - G. OTHER CONDITIONS NOT PREVIOUSLY LISTED - N/A



VICINITY MAP  
N.T.S.

SITE AREA	
TAX PARCEL ID# 16102711	18,660± AC
TOTAL PROPERTY AREA:	0.971± AC
DISTURBED AREA:	
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF CHARLOTTE
ZONING:	CC (COMMERCIAL CENTER)
ADJACENT ZONING:	CC (WEST, EAST), N1-C (SOUTH-WEST)
PREVIOUS REZONING APPLICATION:	CC (SOUTH-WEST)
EXISTING USE:	CC 2006-050
	WALMART SUPERCENTER
MAXIMUM BUILDING SF AS ALLOWED BY ZONING: 155,000 SF	
BUILDING SETBACKS	
FRONT	35'
SIDE	25'
REAR	25'
BUILDING SUMMARY	
PROPOSED BUILDING EXPANSION:	6,000 SF
EXISTING BUILDING AREA:	154,050 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 & 45 PICKUP STALLS (12' x 18.5')

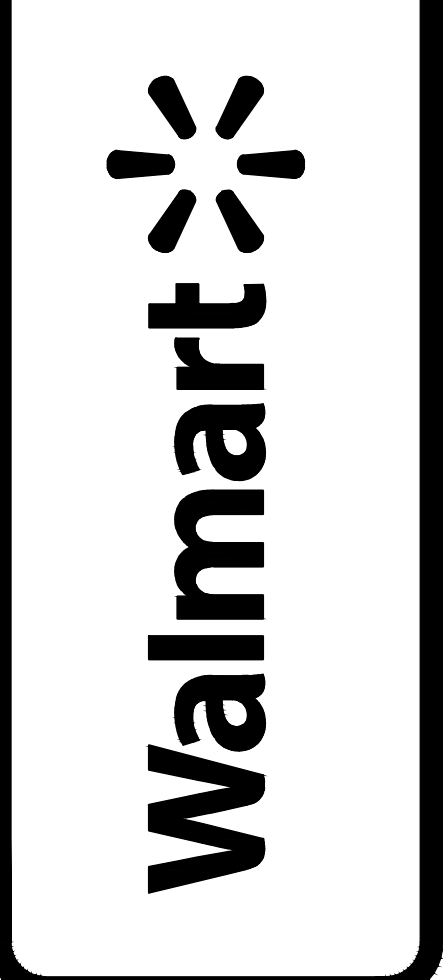


REVISIONS	BY

**ATWELL**  
666.850.0200 www.atwell-group.com  
1800 PARKWAY PLACE, SUITE 200  
WASSELTON, NC 28088  
ATWELL, LLC DBA ATWELL, PLLC CO# P-2380

Professional Engineer  
09/25/23

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

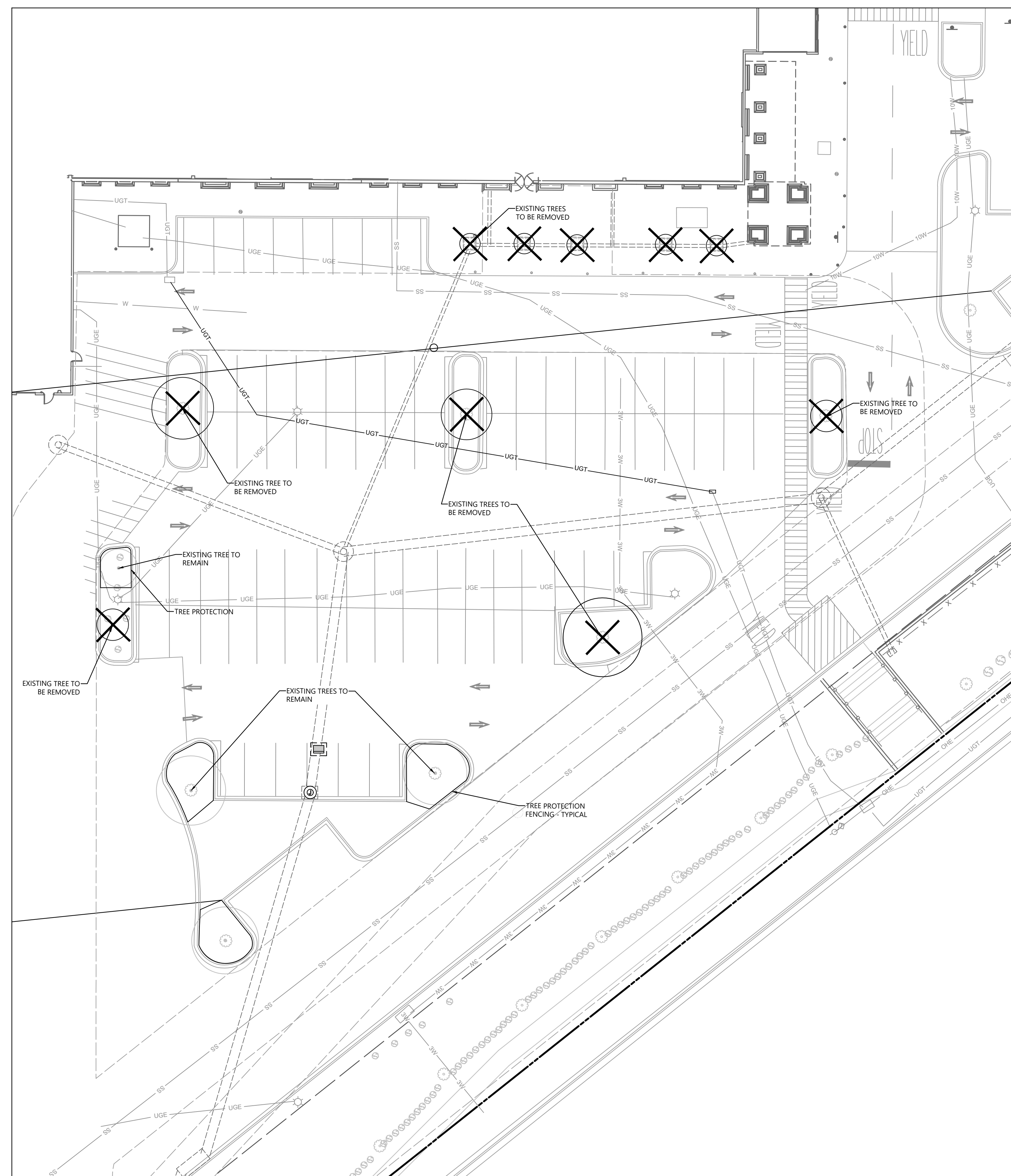


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DATE	09/25/23
SCALE	1" = 20'
JOB No.	230009/06
SHEET	

6200 -  
C200

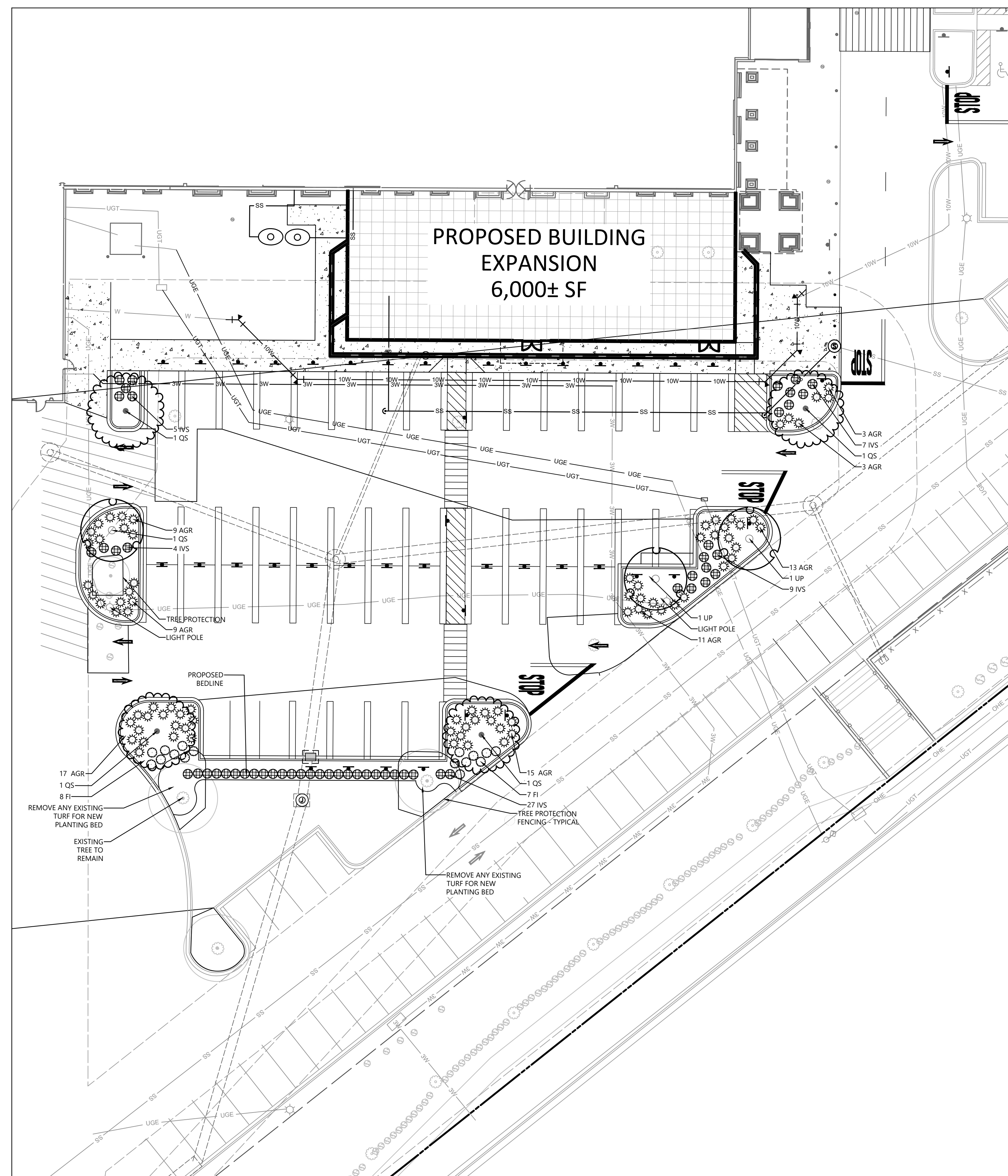
## REZONING SITE PLAN

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**EXISTING CONDITIONS AND LANDSCAPE DEMO PLAN**

SCALE 1" = 20'-0"



**LANDSCAPE PLAN**

SCALE 1" = 20'-0"

**LANDSCAPE NOTES:**

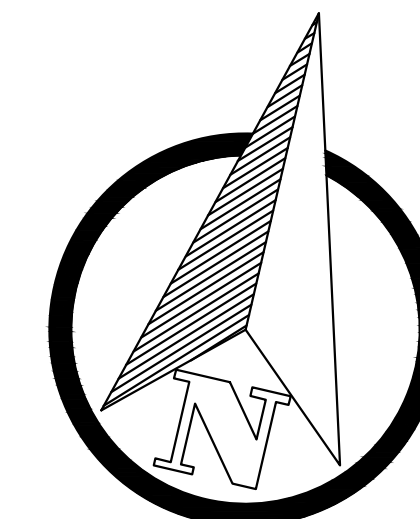
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING 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 COVERED 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
<b>TREES</b>							
	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
<b>SHRUBS</b>							
	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

**LANDSCAPE REQUIREMENTS SUMMARY**

ITEM	REQUIREMENT	QTY. REQUIRED	QTY. PROVIDED	FORMULA
STREET SCAPE	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	



0 10' 20'  
SCALE 1"=20'

**REZONING LANDSCAPE PLAN**

REVISIONS	BY

**ATWELL**  
 866.850.0200 www.atwell-group.com  
 1800 PARKWAY PLACE, SUITE 700  
 WASHINGTON, DC 20006  
 ATWELL, LLC DBA ATWELL, PLLC OAH# P-2380



SUPERCENTER #1666  
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