

PLAN OF OPERATION

A) Location of Proposed Development:

South Side of National Ave. between S. 26th St. and Layton Blvd.

B) Nature and Type of Business:

Walgreen's Retail Drug/Convenience Store with Pharmacy drive-thru

C) Zoning:

Planned Development (LB2)

D) Description of Neighboring Property:

North – Retail, LB2

East – Retail, LB2

South – Residential, RT4

West – Retail, LB2

E) Number of Employees and Qualifications:

Total = 35

1 Store Manager, 5 Assistant Managers, 5 Pharmacists, 5 Pharmacy Technicians, 1 Bookkeeper, 18 Cashiers and Stockers

F) Hours of Operation:

Monday – Sunday, 5:00 am – 12 midnight, with option for 24 hour operation in the future.

G) Number of Trucks (delivery and owned):

1 Walgreen's warehouse truck, 9 vendor deliveries per week

2 UPS deliveries per day

H) On-site and off street parking:

Total of 65 on-site parking spaces

I) Vehicular Circulation Pattern:

The site will be accessible from (1) curb opening along National Ave, (1) curb opening along Layton Blvd, and (1) curb opening along S. 26th St.

J) Buffer Areas, Ground Elevations, Loading and Unloading:

1. Landscaping will be placed along street frontages. Landscaping and fencing will also be located along relocated alley between the site and residential neighborhood.
2. Loading and unloading is located on-site along the eastern side of the building and is screened from the street.

K) Area being served:

Approximately a 1-mile to 1 ½-mile radius around the store.

L) Size and Construction of the Building:

1. Type 5B: Masonry unprotected
2. A new one story, steel framed, masonry building of 14,560 SF of gross floor area.

M) Effect of Drive-Thru Window on Neighboring Properties:

1. The location of the drive-thru window is located on the south side of the building and faces 26th St. (and retail beyond).
2. The drive-thru facility is a convenience service for the disabled, elderly, and customers with small or sick children. It is designed to safely order, pick-up, and pay for pharmaceuticals directly from motor vehicles. (Note: The drive-up function allows for transfer of pharmaceuticals only.)

N) Site Statistics:

1. Gross Lot Size – 51,496 SF / 1.18 acres
2. Proposed Number of Buildings - One
3. Building Footprint – 14,560 SF / .33 acres / 28% of total site
4. Parking Area – 31,836 SF / .73 acres / 62% of total site
5. Parking Spaces– 62 spaces + 3 handicapped stalls = 65 Total Spaces
6. Landscaped Areas – 5,100 SF / .12 acres / 10% of total site

EXISTING SITE PICTURES





















