

223 NORTH GRAHAM STREET CHARLOTTE, NC 28202 704.333.0325 WWW.LANDDESIGN.COM

Building elevations within the Site will have building elevations designed with vertical

Summary of Site Plan Amendment:
The purpose of the site plan amendment to a portion of the previous Riverbend Rezoning Petition #2016-128 identified as "Development Area B" is the modify the entitlements and to provide more

rooms, common areas, and amenities.

Up to a 15,000st transfer of medical office from Development Area E. Per the site plan amendment, the uses permitted include: 130,900 square feet of general/medical office, retail, EDEE, bank, personal services, and

 One drive-through facility allowed per design standards. a. Site Location. These Development Standards and Site Plan(s) and other graphics set forth

a. Site Location. These Development Standards and Site Plan(s) and other graphics set forth on attached sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Pappas Properties ("Petitioner") to accommodate the continuation of the Riverbend Development which was approved as Rezoning Petition #2016-128 for high quality retail uses; Eating, Drinking Entertainment Establishments; Residential Dwellings units; General and Medical office uses; and Personal Service uses on an approximately 125.13 acre site located on the southeast quadrant of the intersection of N.C. Hwy. 16 and Mt. Holly-Huntersville Road. This site plan amendment includes an approximatel 1.78-acre portion of Rezoning Petition #2016-128 originally identified as Development Area B between Smith Farm Road and LASS (the "Site")

b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the pre-UDO City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CC zoning district classification and the Lake Wylie Protected Overlay District shall govern all development taking place on the Site.

c. Graphics and Alterations. The scientific depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance Since the project has not undergone the design development and construction phases, it is intend that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendme Process per Section 6.207 of the Ordinance. These instances would include changes to graphics they are:

minor and don't materially change the overall design intent depicted on the The Planning Director, or designee will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207

d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site will be limited to eight (8) buildings within the Site. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the Design of the Site of Site of

a. The Site is limited to up to 130,900 square feet of gross floor area devoted to general and and the Site inflicted on the 1903-30s square text of goes floot and devocated general and an accessory drive-through); bank/financial institution (with an accessory drive-through); bank/financial institution (with an accessory drive-through); childcare center, and personal service uses as permitted by right, under prescribed conditions, in the CC zoning district together with accessory uses as allowed in the CC zoning district.

b. Up to 19,600 square feet of the allowed 130,900 square feet gross floor area may be devoted to retail; eating, drinking, entertainment, establishments (EDEE) (without an accessory drive-through); bank/financial institution (with an accessory drive-through); and personal service uses. The majority of the allowed square footage will be devoted to general and medical office uses.

All the transportation improvements for the Riverbend development indicated in Re

Affilia catasportation improvements in the Revenue development indicates in Rezon Petition #2016-128 has been completed. The modifications to the entitlements associated this site plan amendment decreases the number of trips from what was allowed on the Site Access to the Site will be from Smith Farm Road which connects directly to NC Highway

6 (Brookshire Boulevard). There is an existing internal network of street throughout the iverbend development which provides access out to Mt. Holly-Huntersville Road. c. The Petitioner as part of the development of Site will construct a private street as generally lepicted on the Rezoning Plan. The Site's internal private street will be designed to include sidewalks and planting strips as generally depicted on the Rezoning Plan.

agreed to during the land development approval process for the Site. The petitioner may request hat CDOT allow a bond to be posted or letter of credit for any improvements not completed at the e. The placement and configuration of the vehicular access point is subject to minor

nodifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable The alignment of the internal vehicular circulation and driveways may be modified by the

Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards. g. The Petitioner will dedicate and covey in fee simple all rights-of-way to the City prior to the ssuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind

All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority It is understood that such improvements may be undertaken by the Petitioner on its own or in Mecklenburg area, by way of a private/public partnership effort or other public sector project The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the land development review and construction process if approved by NCDOT/CDOT in order to create a better transition between abutting residential

ommunities when extending existing street networks from one community to another. A Right-of-Way Encroachment Agreement is required for the installation of any nonstandard item(s) (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 homeowner/s/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and black in temperature of the contact CDOT for additional information concerning cost, submittal,

4. Streetscape, Buffer, Landscaping, Open Space, and Screening: All internal public streets shall have eight (8) foot wide planting strips and either six (6)

foot sidewalks on both sides, or a ten (10) foot multi-use path on one side and a six (6) foot sidewalk on the opposite side as generally depicted on the Rezoning Plan. The existing Smith Farm Road includes eight (8) foot wide planting strips and a ten (10) foot multi-use path along the The internal private drive located between buildings B1 in Parcel B and C1 in Parcel C have eight (8) foot wide planting strips and eight (8) foot wide sidewalks on both sides as

shall have eight (8) 1001 write planning surprise generally depicted on the Rezoning Plan. Utilities may cross required buffers at angles no greater than 75 degrees. Urban Open Space and public open spaces will be dynamic, accessible, and will provide a all consist of the four (4) following components. Details regarding the components will be ovided as the plans are finalized during the land development permitting process . Enhanced plantings in excess of minimum planting standards required of the ordinance

> Enhanced planting will include a minimum of 18 trees per one acre of urban open space Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing controlling and control board forming on the part of the property of the property

3. Seating options provided may include, but shall not be limited to, moveable tables and chairs, seat walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 100 square feet of public open space. The seating options may be a mixture of moveable and inced.

Decorative lighting elements that include pedestrian scale lighting, uplighting of trees o other open space elements and additional ambient lighting elements to enhance the

experience of the space.

e. Outdoor dining areas may be provided along the internal private streets, adjacent to the proposed buildings, in the urban open space and/or open space areas provided on the Site. The the Site.

Meter banks will be screened where visible from public view at grade level.

General Design Guidelines:

combination of portions of the following: brick, stone, glass, architectural metal panels, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits and on handrails/railings.

bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall off-sets (projections and recesses), columns, pilasters, change in materials or colors, awnings, areades, or other architectural elements.

e. Buildings located along Smith Farm Road shall contain translucent glass windows along the elevations which face Mt. Holly-Huntersville Road. Expanses of solid walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements, including the use of translucent glass windows placed so as not to inhibit the use of the building by the user. Buildings may contain gable roofs, partial gable roofs and/or parapet walls so as to screen the rooftop HVAC units. Other architectural treatments such as wall sections containing different but complimentary building materials, colors, or textures ma be used to enhance the architecture of the building.

d. All retail buildings must be architecturally integrated to complement one another by using similar exterior materials. Exterior vertical wall surfaces, exclusive of windows and doors, shall be constructed with a minimum of 50 percent masonry materials (brick, stone, pre-cast or poured concrete or other masonry materials). No aluminum or vinyl siding or spandrel glass shall be used.

Components of the accessory drive-through facility to serve a financial institution/bank permitted on the Site as generally depicted on the Rezoning Plan shall meet the below accessory drive-through facility allowed per design standards.

General Provisions:

Clear Leastles: These Davalogment Standards and Site Plan(s) and other graphics set forth feet from the right-of-way of Smith Farm Road.

(ii) The accessory drive-through located between Smith Farm Road and the front

façade of the building shall require parking lot screening. Screening of the accessory drive-through will also be required between the side of the building and the internal private drive as generally depicted on the Rezoning Plan.

(iii) A minimum of 2,000 square feet of urban open space shall be provided between this ingress/egress drive and Smith Farm Road and will include seating and plantings in addition to the required screening. Seating and tree planting requirements shall be provided per the urban open space design standards found in Section 4d. At a minimum two (2) trees shall planted within this designated urban open space area. The seating equirements for this designated urban open space area may be shifted to the urban open pace area designated across the private drive next to parcel C1.

v) Stacking spaces shall be provided per the Ordinance. The space located at the service window shall be counted in this minimum number of stacking spaces.

The Site shall comply with the Charlotte City Council approved and adopted Post The location, size and type of storm water management system depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

The above ground water quality and detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms. The Petitioners agree to employ an enforcement officer to monitor compliance with erosion control, buffer and watershed protection requirements. The enforcement officer shall be empowered to take the actions necessary to ensure the prompt correction of problems as and when they are detected. The enforcement officer must attend the Charlotte-Mecklenburg Certified Site Inspector (CMSI) training program and must satisfactorily pass the certification test.

The Petitioners will require supervisors assigned to the Site by all grading contractors to attend the Charlotte-Mecklenburg Certified Site Inspector (CMSI) training program and all such supervisors must satisfactorily pass the certification test.

Erosion Control. terosion Control.

ures for controlling erosion shall include:

(i) In the event frequency and intensity of rainfall events are overloading basins or other devices, polymers rand other flocculating measures shall be employed to enhance settling capabilities to avoid the discharge of solids from the Site.

(ii) Double row high hazard silt fences shall be used in critical areas of the Site, including all intermittent and perennial streams, delineated wetlands, bases of slopes, approved stream crossings and other locations where the potential for off-site edimentation is greatest.

ii) In the absence of silt fencing, orange construction barrier fence shall he installed

(iii) In the absence of silt fencing, orange construction barrier fence shall he installed along undisturbed buffers during construction.
(iv) Two stage sediment basins with outlet weirs sized for a 50-year storm event shall be used to reduce the risk of basin failure.
(v) During construction, the developer shall develop a weekly inspection program meeting NPDES General Permit requirements for all sediment basins including written documentation of such inspections. This written documentation shall be maintained ongite and available have a post. Sadiment time in permit legislation in the properties of available have a post. Sadiment time in permit legislation in the properties of available have a post. Sadiment time in permit legislation in the properties of available have a post. site and available upon request. Sedimentation in perennial or intermittent streams caused by construction activities shall be mitigated in an unobtrusive manner within two weeks of identification. Turbidity levels shall be monitored and recorded as part of the inspection program at appropriate runoff discharge points on the Site.

Per Ordinance

Current Zoning

Proposed Zoning

SPA Proposed Baseline

TAX PARCELS:

All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. The maximum height of any freestanding lighting fixture, including its base, erected in the parking areas within the Site, shall not exceed 31 feet. All freestanding parking lot lighting fixtures will be uniform in design.

Amendments to the Rezoning Plan:

The Site will comply with the Tree Ordinance.

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of

10. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, resoal representatives, successors in interest or assigns. Maximum Development Table for SPA

> CC (LWPA) - Petition #2016-128 Development Area B CC (LWPA) SPA 11.78 033-046-17, 033-046-14, and portion of 033-046-18 Per Ordinance and limited to seven (7) stories. Per Rezoning Petition #2016-128, the uses permitted hin Development Area B include: 69,000 square feet of retail, EDEE, personal

> > Current: Approximately 5,000 square fee

PID: 03304614

PID: 03304617 4600 SMITH FARM RD CHARLOTTE, NC 28216

PID: 03304618 4756 SMITH FARM RD CHARLOTTE, NC 28216

4620 SMITH FARM RD

CHARLOTTE, NC 28216

ORIGINAL SHEET SIZE: 24" X 36"

Proposed: Approximately 7,000 square feet

 osynoto square teer or retail, EDEs, personal services, or general/medical office.
 200-room hotel (approximately 100,000sf).
 Up to a 15,000sf transfer of medical office from Development Area E.

Per the site plan amendment, the uses permitted 130,900 square feet of general/medical office, retail EDEE, bank, personal services, and childcare 1025113 Up to 19,600 square feet of total allowed as retail,
 EDEE, bank, and personal services.
 One drive-through facility allowed per design

REVISION / ISSUANCE NO. DESCRIPTION DATE INITIAL SUBMITTAL 8/15/2025 SUBMITTAL #2

NOT FOR

CONSTRUCTION

RIVERBEND

VILLAGE AREA B

REZONING

PAPPAS PROPERTIES

4600 SMITH FARM RD

CHARLOTTE, NC 28216

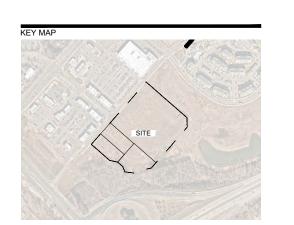
SCHEMATIC SITE PLAN

VERT: N/A HORZ: 1" = 50'



LandDesign.

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NOT FOR CONSTRUCTION

RIVERBEND VILLAGE AREA B REZONING

PAPPAS PROPERTIES
4600 SMITH FARM RD

CHARLOTTE, NC 28216

ANDDEO	IGN PROJ.# 1025113	
F	REVISION / ISSU	ANCE
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	8/15/2025
2	SUBMITTAL #2	10/13/2029
SCALE	N	NORTH
	T: N/A :	

TREE SURVEY

ORIGINAL SHEET SIZE: 24" X 36"

R7-2