

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

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.

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

edimentation is greatest.

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

Maximum Development Table for SPA

CC (LWPA) SPA

11.78

CC (LWPA) - Petition #2016-128 Development Area B

033-046-17, 033-046-14, and portion of 033-046-18

Per Rezoning Petition #2016-128, the uses permitted hin Development Area B include: 69,000 square feet of retail, EDEE, personal

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

Up to 19,600 square feet of total allowed as retail,
 EDEE, bank, and personal services.
 One drive-through facility allowed per design

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

Per Ordinance and limited to seven (7) stories.

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

## **NOT FOR** CONSTRUCTION

## **RIVERBEND VILLAGE AREA B REZONING**

PAPPAS PROPERTIES 4600 SMITH FARM RD

CHARLOTTE, NC 28216

1025113 REVISION / ISSUANCE NO. DESCRIPTION DATE INITIAL SUBMITTAL 8/15/2025 SUBMITTAL #2 VERT: N/A

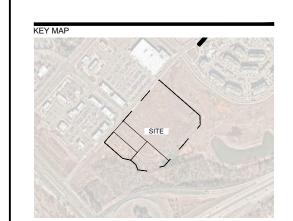
SCHEMATIC SITE PLAN

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

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 INITIAL SUBMITTAL 8/15/2025

2 SUBMITTAL #2 10/13/2025

SCALE NORTH

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

TREE SURVEY

TREE SURVEY

2 TREE SURVET

ORIGINAL SHEET SIZE: 24" X 36"

R7-2