

DEVELOPMENT SUMMARY

JURISDICTION:

TAX PARCELS:

PID: 03304615 4566 SMITH FARM RD CHARLOTTE, NC 28216 1.3 ACRES

CITY OF CHARLOTTE

PID: 03304614 4620 SMITH FARM RD CHARLOTTE, NC 28216 2.3 ACRES

PID: 03304617 4600 SMITH FARM RD CHARLOTTE, NC 28216 8.3 ACRES

EXISTING ZONING: CC (SPA)

TOTAL AREA: ± 11.78 ACRES

DEVELOPMENT TABLE PARCEL A: ± 1.1 ACRES

A1: ± 6,600 SF

PARCEL B: ± 1.1 ACRES **B1**: ± 3,000 SF

PARCEL C: ± 8.0 ACRES **C1**: 100,000 SF

C2: ± 11,300 SF

PARCEL D: ± 1.6 ACRES **D1**: ± 10,000 SF

Riverbend Site Plan Amendment – Development Area B Pappas Properties Development Standards (Rezoning SPA to Portion of Petition #2016-128) 08/15/25 Rezoning Petition No. 2025-XXX

FUTURE

MANHOLE FOUND

SMITH FARM RD

TREE SAVE AREA PB63 PG 407

FURTHER INVESTIGATION NEEDED

TOP MH = 724.6

INV. IN(NW) = 70

INV. IN(NE) = 70

--Acreage: ± 11.78 acres
--Tax Parcel #s: 033-046-17, 033-046-14, and portion of 033-046-18
--Exsting Zoning: CC (LWPA)
--Proposed Zoning: CC SPA (LWPA)

-Proposed Zoning: CC SPA (LWPA)
-Existing Uses: Vacant

-Proposed Uses: General and medical office uses; retail; eating, drinking, entertainment, establishments (EDEE) (without 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 (as more specifically described and restricted below in Section 2).

--Maximum Gross Square feet of Development: The site is limited to up to 130,900 square feet of gross floor area devoted to the above permitted uses. Of this allowed square footage, only up to 19,600 square feet of 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.

-Maximum Building Height: Buildings within Development Area B will be limited to seven (7) stories. Building height to be measured as required by the Ordinance --Parking: As required by the Ordinance will be provided.

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 clarity and limitations on the uses permitted.

69,000 square feet of retail, EDEE, personal services, or general/medical office Up to a 15,000sf transfer of medical office from Development Area E.

130,900 square feet of general/medical office, retail, EDEE, bank, personal services, and childcare center.

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

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 approximate 11.78-acre portion of Rezoning Petition #2016-128 originally identified as Development Area B between Smith Farm Road and I-485 (the "Site").

Rezoning Plan as well as the applicable provisions of the pre-UDO City of Charlotte Zoning Ordinance (the "Ordinance"). Luless 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. Graphics and Alterations. The schematic depictions of the uses, parking areas, 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 or 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 intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development's Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if 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 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance. 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 same Development Area as the accessory structure/building.

Permitted Uses, Development Area Limitations: a. The Site is limited to up to 130,900 square feet of gross floor area devoted to general and medical office uses; retail; eating, drinking, entertainment, establishments (EDEE) (without 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.

Up to 19,600 square feet of the allowed 130,900 square feet gross floor area may be rive-through), bank/financial institution (with an accessory drive-through), and personal serviceses. The majority of the allowed square footage will be devoted to general and medical office

The Site is limited to one drive-through facility and must be accessory to a bank/financial

 All the transportation improvements for the Riverbend development indicated in Rezoning Petition #2016-128 has been completed. The modifications to the entitlements associated with 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 c. The Petitioner as part of the development of Site will construct a private street as generally depicted 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. d. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted or letter of credit for any improvements not completed at the time the first certificate of occupancy is requested and released.

The placement and configuration of the vehicular access point is subject to minor modifications 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 f. 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 issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk assement 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

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.

Pedestrian scale lighting will be provided along the Site's Public and Private Streets.

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 the Ordinards.

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, personal representatives, successors in interest or assigns.

Amendments to the Rezoning Plan:

10. Binding Effect of the Rezoning Application:

h. 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 conjunction with other development or roadway projects taking place within the broad northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project sumport. 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.

i. 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 communities when extending existing street networks from one community to another. A Right-of-Way Encroachment Agreement is required for the installation of any non-J. A regin-to-way Entercament Agreement is required to the instantant of the intensity (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 liability insurance coverage requirements.

Streetscape, Buffer, Landscaping, Open Space, and Screening:

the sidewalk where feasible.

project support.

a. 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 Site's frontage and a six (6) foot sidewalk on the opposite side.

b. All internal private streets shall have six (6) foot wide planting strips and five (5) foot wide sidewalks on both sides as generally depicted on the Rezoning Plan. Utilities may cross required buffers at angles no greater than 75 degrees. d. Urban Open Space and public open spaces containing landscaping, benches, and pedestrian scaled lighting shall be provided on the Site in those locations generally depicted on the Rezoning Plan. Additionally, outdoor dining and seating areas associated with restaurant tenants may be provided.

e. Outdoor dining areas may be provided along the internal private streets, adjacent to the proposed buildings, in the urban open space and open space areas provided on the Site. The location and size of outdoor dining areas will be determined during the urban review process for the Site.

5. General Design Guidelines:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, glass, architectural metal panels, precast stone, precast concrete, synthetic stone, cementitious fiber board, stuce, LIFS, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits and on hundralications. b. Building elevations within the Site will have building elevations designed with vertical

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, arcades, or other architectural elements. 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 architecture treatments such as wall sections containing different but complimentary building materials, colors, or textures may 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

e. The one 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 design standards:

(i) Components of the accessory drive-through which includes signs, stacking lanes, trash receptacles, and drive-up windows, shall be located to the rear or side of the building and not along Smith Farm Road. Only a vehicular ingress/egress drive and one row of parking is allowed between the building and Smith Farm Road and will be located a minimum of 35 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. 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 1,500 square feet of urban open space shall be provided between the ingress/egress drive and Smith Farm Road and will include seating and plantings in addition to the required screening. A minimum of one (1) linear foot of seating for each 100 square feet of urban open space shall be provided. A minimum of one (1) tree shall be planted for each 1,000 square feet of urban open space.

(iv) A minimum of five (5) stacking spaces per lane shall be provided. The space located at the service window shall be counted in this minimum number of stacking spaces.

Environmental Features:

The Site shall comply with the Charlotte City Council approved and adopted Post

b. 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. c. The above ground water quality and detention BMPs will be aesthetically appealing

d. 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-Mecklenbur Certified Site Inspector (CMSI) training program and must satisfactorily pass the certification

e. 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.
surers for controlling crosion 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 sedimentation is greatest. secumentation is greatest.

(iii) In the absence of silt fencing, orange construction barrier fence shall be installed along undisturbed buffers to delineate and protect 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 onsite 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. Trubidity levels shall be monitored and recorded as part of the inspection program at appropriate runoff discharge points on the Site.

g. The Site will comply with the Tree Ordinance.

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

NOT FOR CONSTRUCTION

RIVERBEND VILLAGE AREA B REZONING

PAPPAS PROPERTIES

4600 SMITH FARM RD

CHARLOTTE, NC 28216

1025113 REVISION / ISSUANCE DESCRIPTION DATE

SCHEMATIC SITE PLAN

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