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DRIGINAL SHEET SIZE: 30" X 42"	VERT: N/A HORZ: 1" = 60' 0 30 60 120 SHEET TITLE TECHNICAL DATA SHEET SHEET NUMBER RZ-1

ORIGINAL SHEET SIZE: 30" X 42"

CRESCENT COMMUNITIES REZONING PETITION NO. 2020-145 12/15/2020

DEVELOPMENT DATA TABLE:

SITE AREA: TAX PARCEL: EXISTING ZONING: **PROPOSED ZONING:** EXISTING USE: **PROPOSED USES:**

+/- 18.95 ACRES	
223-132-18	
O-2(CD)	
UR-2(CD)	
VACÀNT	
UP TO 455 RESID)]
INCLUDING MUI	

DENTIAL DWELLING UNITS, LTI-FAMILY UNITS AND SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS, AS FURTHER DESCRIBED IN SECTION II, BELÓW SEVENTY-FIVE (75) FEET AS MEASURED PER THE **ORDINANCE**

MAXIMUM BUILDING HEIGHT:

I. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT COMMUNITIES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY AND SINGLE-FAMILY ATTACHED (TOWNHOME), AND SENIOR AFFORDABLE HOUSING RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 18.95-ACRE SITE LOCATED ON THE NORTH SIDE OF MARVIN ROAD, WEST SIDE OF JOHNSTON ROAD, AND SOUTH OF BALLANCROFT PARKWAY, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 223-132-18.
- 2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CÍTY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- 3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- 4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK. YARD. LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE **REZONING PLAN.**
- 5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II.PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 60 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, 395 MULTI-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLÓWED IN THE UR-2(CD) ZONING DISTRICT. OF THE 395 MULTI-FAMILY RESIDENTIAL UNITS, A MINIMUM OF 70 UNITS SHALL BE DEDICATED AS AGE-RESTRICTED SENIOR AFFORDABLE HOUSING APARTMENT UNITS RANGING FROM 30-100% AMI, WITH AN AVERAGE NOT TO EXCEED 80% AMI CONTINGENT UPON AFFORDABLE HOUSING TAX CREDIT APPROVAL AND FINANCING ABILITY. IF, AFTER TWO APPLICATION CYCLES, THE PROJECT IS NOT ACCEPTED INTO THE AFFORDABLE HOUSING TAX CREDIT PROGRAM, THE AFFORDABLE COMMITMENT MAY BE REMOVED AS A ZONING REQUIREMENT. III. TRANSPORTATION

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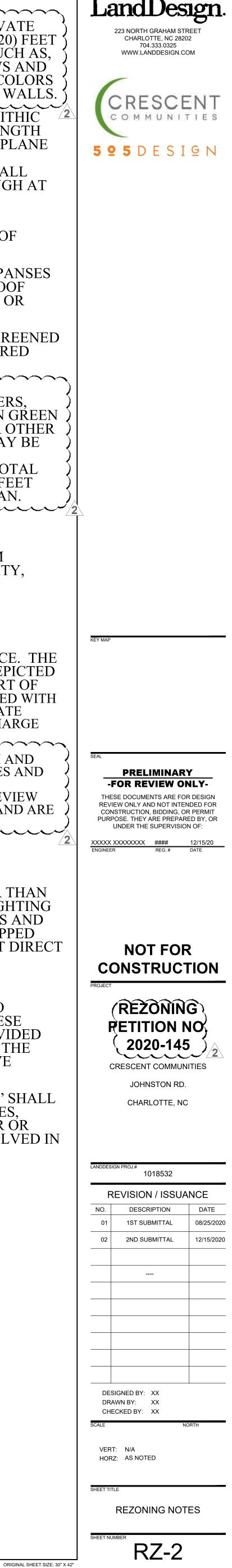
- 1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE DRIVES SHALL BE ALLÓWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- 2. ACCESS POINTS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. FOR THE PROPOSED ACCESS POINT ON JOHNSTON ROAD, THE PETITIONER SHALL COORDINATE WITH NCDOT (TIP #U-6109) TO DETERMINE RIGHT-OF-WAY WIDTH. SITE ACCESS AS DEPICTED ON THE REZONING PLAN FROM JOHNSTON ROAD WILL BE PROVIDED PENDING NCDOT CONTROLLED ACCESS APPROVAL.
- **3. PETITIONER SHALL PROVIDE THE FOLLOWING OFF-SITE TRANSPORTATION IMPROVEMENTS, IN COORDINATION WITH CDOT:**
 - a. AT THE INTERSECTION OF MARVIN ROAD AND PROPOSED FULL MOVEMENT ACCESS "B":
 - i. CONSTRUCT AN EASTBOUND LEFT TURN LANE AT PROPOSED FULL ACCESS "B" WITH 300 FEET OF STORAGE. EXTEND THE WESTBOUND LEFT TURN LANE STORAGE ON MARVIN ROAD AT DIXIE HILLS DRIVE FROM 125 FEET TO 260 FEET OF STORAGE (TO THE END OF THE EASTBOUND LEFT TURN LANE STORAGE LANE AT PROPOSED FULL ACCESS "B") TO CREATE BACK TO BACK LEFT TURN LANES WITH A MINIMAL TAPER TO MAXIMIZE THE LEFT TURN LANE STORAGE LENGTHS ON MARVIN ROAD.
 - ii. CONSTRUCT PROPOSED FULL MOVEMENT ACCESS "B" WITH ONE INGRESS LANE AND TWO EGRESS LANES (SEPARATE LEFT (TERMINATION OF THE THROUGH LANE) AND RIGHT (100 FEET OF STORAGE) TURN LANES).
 - CONSTRUCT A PEDESTRIAN REFUGE ISLAND ALONG MARVIN ROAD AT ACCESS B. DESIGN AND LOCATION TO BE DETERMINED DURING THE LAND DEVELOPMENT PROCESS.
 - b. AT THE PROPOSED RIGHT-IN/RIGHT-OUT ACCESS POINT AT THE SITE ALONG JOHNSTON ROAD, LABELED AS ACCESS A ON THE REZONING PLAN, THE PETITIONER SHALL PROVIDE A 100-FOOT DECELERATION LANE ON JOHNSTON ROAD.
 - c. THE PETITIONER SHALL CONNECT TO THE EXISTING STREET STUB AT BALLANCROFT PARKWAY, AS GENERALLY DEPICTED ON THE REZONING PLAN AS ACCESS C.

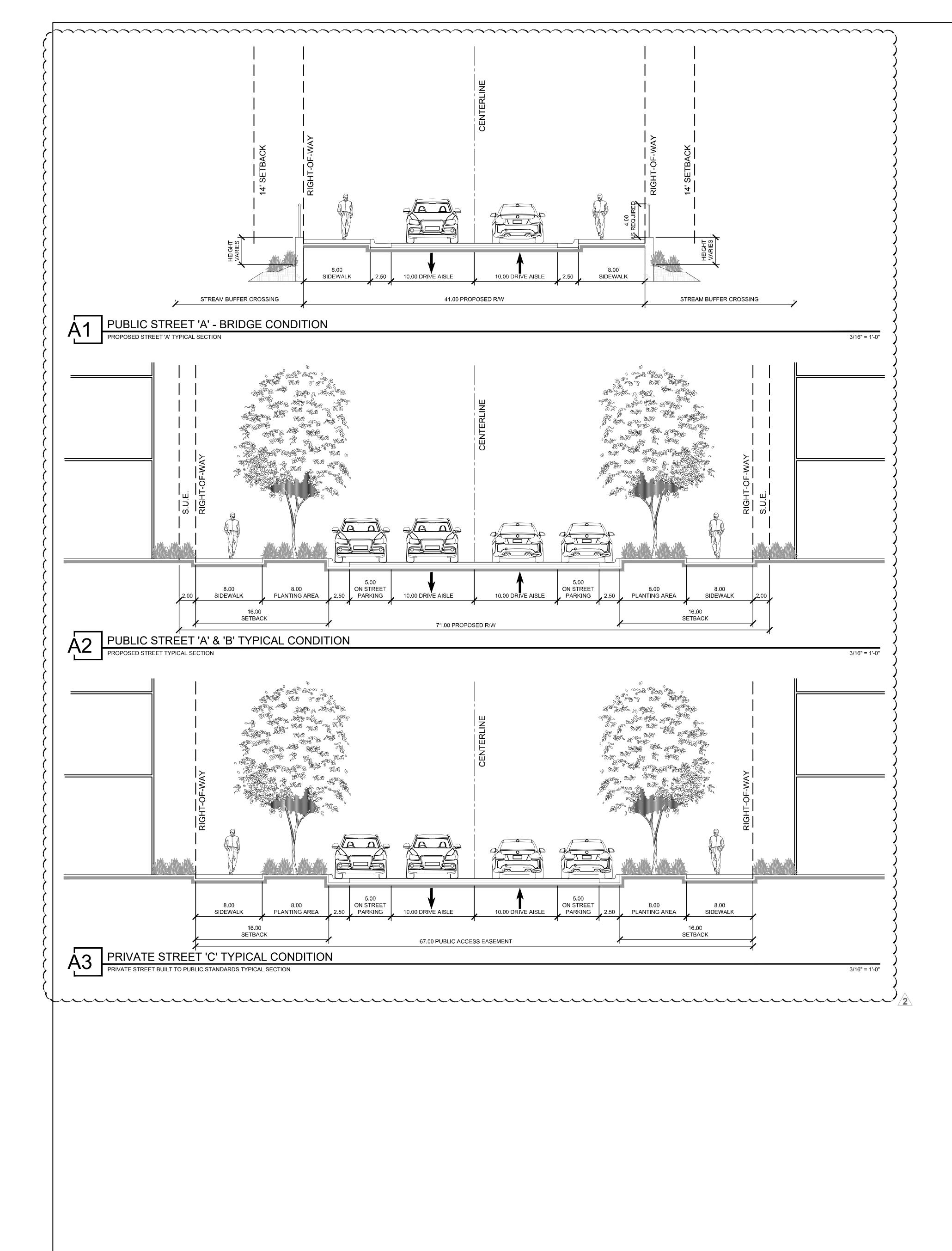
- 4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYAN TO THE CITY OF CHARLOTTE BEFORE PARCEL B2'S FIRST BUILDING CERTIFICA OF OCCUPANCY IS ISSUED. CERTIFICATES OF OCCUPANCY FOR PARCELS A1, A AND C ARE NOT SUBJECT TO THE DEDICATION OF RIGHTS-OF-WAY.
- 5. THE PROPOSED CONNECTION TO JOHNSTON ROAD, IF THE CONTROLLED ACCE BREAK IS APPROVED BY NCDOT, SHALL BE SUBSTANTIALLY COMPLETED PRICE TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR PARCEL B B2, WHICHEVER IS LATER. IF THE JOHNSTON ROAD CONNECTION IS NOT APPROVED AT THE TIME INSPECTIONS FOR THE FINAL CERTIFICATE OF OCCUPANCY ARE REQUESTED, THE ROAD WILL BE STUBBED APPROXIMATELY FIVE (5) FEET FROM THE CONTROLLED ACCESS AREA LIMIT. THE REQUIRED STREÈTSCAPE FOR EACH DEVELOPMENT AREA SHALL BE PROVIDED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE ASSOCIATED DEVELOPMENT AREA. UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFIC OF OCCUPANCY FOR PARCEL B2. CERTIFICATES OF OCCUPANCY FOR PARCELS A2, B1 AND C ARE NOT SUBJECT TO THE COMPLETION OF THE ROAD IMPROVEMENTS.
- a. REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE REZONING PL PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWA' IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN THE F CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON PARCEL B2, THEN CDO WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREI OR BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
 - **b. TEMPORARY CERTIFICATES OF OCCUPANCY CAN BE ISSUED PRIOR TO THE** SUBSTANTIAL COMPLETION OF ALL TRANSPORTATION IMPROVEMENTS WITHOUT THE PETITIONER BEING REQUIRED TO POST A BOND OR LETTER CREDIT FOR ANY IMPROVEMENTS NOT SUBSTANTIALLY COMPLETE AT TH TIME.

IV. ARCHITECTURAL STANDARDS

- 1. PREFERRED EXTERIOR BUILDING MATERIALS: THE MAJORITY OF ALL PRINCIPA AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUC CEMENTITIOUS SIDING, FIBER CEMENT (SUCH AS "HARDIPLANK"), GLASS AND/ OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
- 2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, (EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OF TRIM), AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
- 3. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO SINGLE-FAMILY RESIDENTIAL ATTACHED (TOWNHOME) UNITS ON THE SITE:
 - a. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LE THAN 5:12, EXCÉPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MA BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED OR ROOFTOP TERRACES ARE INCLUDED.
 - **b. WALKWAYS SHALL BE PROVIDED TO CONNECT THE PRIMARY ENTRANCE** ALL RESIDENTIAL HOMES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.
 - c. TO PROVIDE PRIVACY, ALL RESIDENTIAL TOWNHOME ENTRANCES WITHIN TEN (10) TO FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE EITHER RAISE LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TEN (10 INCHES OR, IF WITHIN LESS THAN TEN (10) FEET PROVIDE A VISUAL SCRÈE THROUGH THE USE OF LANDSCAPING OR RAISED STOOPS. (THIS STANDAR MAY NOT APPLY TO TOWNHOMES DESIGNED TO ACCOMMODATE WHEELCHAIR AND ADA ACCESSIBILITY, AS WELL AS FHA REQUIREMENTS.
 - d. GARAGE DOORS FACING PUBLIC STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF TWELVE (12) TO TWENTY-FOUR (24 INCHES FROM THE FRONT WALL PLANE OR ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR PROJECTING ELEMEN OVER THE GARAGE DOOR OPENING.
 - e. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR. DRIVEWAY LENGTHS SHALL EITHER BE BETWE FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) F IN LENGTH.
 - f. A MAXIMUM OF THREE (3) BUILDINGS FRONTING PUBLIC NETWORK-REQUIRED STREETS MAY CONTAIN SIX (6) INDIVIDUAL UNITS F BUILDING. SIX-UNIT BUILDINGS SHALL NOT BE ADJÁCENT TO EACH OTHE ON THE SAME SIDE OF THE PUBLIC NETWORK-REQUIRED STREET. ALL OT BUILDINGS FRONTING PUBLIC NETWORK-REQUIRED STREETS SHALL BE LIMITED TO A MAXIMUM OF FIVE (5) INDIVIDÙAL UNITS PER BUILDING, OF FEWER.
 - g. EACH END UNIT FRONTING THE EXTENSION OF BALLANCROFT PARKWAY (PUBLIC ROAD 'A'), AS GENERALLY SHOWN ON THE REZONING PLAN, SHAI HAVE EITHER A PÓRCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE DESIGN FEATURES SUCH AS WINDOWS BUILDING ARTICULATION, OR CHANGE IN FINISH MATERIAL TO LIMIT TH MAXIMUM BLANK WALL ÉXPANSE TO FIFTEEN (15 FEET ON EACH LEVEL O THE UNIT.
- h. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE C THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF BUILDING. A MINIMUM OF 50% OF THE USABLE FRONT PORCHES, IF PROVIDED, SHALL BE COVERED AND AT LEAST SIX (6) FEET DEEP. STOOPS AND PORCHES MAY BE COVERED BUT SHALL NOT BE FULLY ENCLOSED. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO
- MULTI-FAMILY RESIDENTIAL UNITS ON THE SITE:
- a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS OR RECESSES), COLUMNS, PILASTERS, BANDING, BALCONIES, WINDOWS OR CHANGE IN MATERIALS/COLORS.

NCE ATE	b. BUILDING ELEVATIONS FACING NETWORK-REQUIRED PUBLIC OR PRIVA STREETS SHALL NOT HAVE BLANK WALLS GREATER THAN TWENTY (20
A2, B1 $\overrightarrow{\text{ESS}}$	IN ALL DIRECTIONS AND SHALL HAVE ARCHITECTURAL FEATURES SUC BUT NOT LIMITED TO, BANDING, COURSING, WALL OFFSETS, WINDOWS MEDALLIONS OR DESIGN FEATURES OR CHANGES IN MATERIALS OR CO TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH W
OR S1 OR	c. BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG MONOLIT BUILDING FORMS AS FOLLOWS: BUILDING EXCEEDING 120 FEET IN LENG
Y O THE	SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PI (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHAI PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUG
CATE	LEAST A FULL FLOOR. d. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF
S A1,	STRUCTURE AS FOLLOWS: i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPA WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROC
N OF PLAN	FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS O PARAPETS.
FIRST DT	ii. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCRI FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK-REQUIRI STREET.
DIT	 5. AMENITY AREAS MAY INCLUDE, BUT NOT BE LIMITED TO: MAIL KIOSK(S), BICYCLE RACKS, GRILLS, CLUB HOUSES, POOLS, CABANAS, PICNIC SHELTER GAZEBOS, BENCHES, COMMUNITY GARDENS, RAISED GARDEN BEDS, OPEN COMMUNITY COMMUNITY
	 SPACE, DOG PARKS, WALKING TRAILS, PLAYGROUNDS, SPORT COURTS OR C ACTIVE OR PASSIVE RECREATION, OR OTHER SIMILAR AMENITIES AND MAY RELOCATED THROUGHOUT THE SITE AS LONG AS THE LOCATIONS ARE CONSISTENT WITH THE GENERAL INTENT OF THE REZONING PLAN. THE TOT
IE R OF HE	AMOUNT OF AMENITIZED AREA SHALL BE A MINIMUM OF 15,000 SQUARE FE THROUGHOUT THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN V.PARKING
	1. PARKING FOR THE SITE SHALL BE CALCULATED AS PART OF A UNIFIED DEVELOPMENT ACROSS ALL PARCELS TO MEET MINIMUM AND MAXIMUM
PAL JCCO,	STANDARDS PER THE ORDINANCE. IN ADDITION, FOR THE SAKE OF CLARITY ON-STREET PARKING SHALL NOT COUNT TOWARDS OFF-STREET PARKING MAXIMUMS AS CONTAINED IN SECTION 9.408 THE UR-2 ZONING DISTRICT.
D/OR G	VI. ENVIRONMENTAL FEATURES 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE
OR ED. O	LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEP ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODAT ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHA
ESS AY	2. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH A
E TO	 SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REV. AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AN NOT APPROVED WITH REZONING DECISIONS.
ED OR	3. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE. VII. LIGHTING
$ \begin{array}{c} 0) \\ EN \\ RD \\ \end{array} $	ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER T TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGH LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS
S.)	SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPP AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT I ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
4) L NTS	VIII.BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO
TEEN FEET	DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THES DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDUNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
PER	THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM, "PETITIONER" S BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER (
ER FHER	OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVANY FUTURE DEVELOPMENT THEREOF.
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