1. The rezoning plan consists of the development standards and the site plan. The development standards contain all development notes and conditions regarding such things as vehicle access points, buffers, setback and building height requirements, open space, and landscaping, etc. The site plan depicts a development scenario based on the conditions imposed by the development standards. However, other development scenarios may be considered for the arrangement of building and circulation areas, building footprints, building heights, and locations of circulation areas for an "Urban Residential" style layout of the site as generally depicted on the plan.

2. Maximum building heights for the retail buildings shall be 34 feet for the base of the building. Maximum building heights for the office buildings shall be 80 feet. Capping architecturally shall be 60 feet back from property lines. There shall be no more than 4 feet of extending the 24 feet and 30 feet for retail and office buildings, respectively.

3. Stormwater detention and water quality facilities may be located in above-ground underground facilities. A 10-foot underground water quality facilities which also provide aesthetic value, such as rain gardens, bioretention, or net ponds may be located between buildings and public streets.

4. Maximum height of lightning shall be 25 feet. Lightning will be full cut-off fixtures.

5. All dumpsters shall be located within a solid brick enclosure with gates.

6. Commercial buildings on the site will be constructed with a brick and/or other masonry finishing materials. 75% of the wall area will be constructed out of masonry, other materials to include a plaster or brick facade.

7. The petitioner/developer shall install a 6-foot sidewalk and an 8-foot planting strip along all public streets.

8. Proposed uses for the site shall include those allowed in the RS and UR-2 districts (except for the following):

   - Automotive service stations, off-street parking as a principal use, first control, automatic car wash, laundromat, equipment rental, auto sales, outdoor commercial use, fast food with drive-thru.

9. The petitioner agrees to provide a location for a CAT bus stop on the lot.

10. The petitioner will make the streets look like public streets with sidewalks on both sides and appropriate planting strips complete with appropriate sized trees and sidewalks.

11. If the petitioner will provide for the existing rights of way, a portion of the sidewalk may be reduced to the edge of the road, except for the longitudinal road and buffered median strip.

12. Hours of operation for the retail business shall not be later than 10:00 AM. There will be no deliveries or garbage pick up between the hours of 10 PM and 7 AM.

13. The noise level as generated from the commercial part of the development shall not exceed 80 dB as measured at the right of way along Arden Bell and Marin Roads.

14. The petitioner/developer has installed a street light at the intersection of Arden Bell and Marin. As agreed to the original rezoning of this site.

15. The petitioner/developer agrees to install landscaping that is greater than what is required by the ordinance. Plantings are shown schematically on the rezoning plan; however, the exact configuration and layout is subject to change from what is shown. Landscaping proposed between Arden Bell Road and "Building and Parking Envelope #1." Building and parking envelope #1 shall effectively screen the rear elevations of all units from Arden Bell Road at maturity.

16. Development occurring on the areas illustrated as "Building and Parking Envelope #1." Building and parking envelope #1 is limited to townhomes or condominiums. Parking may be designed as front-loaded internal, garage, rear-loaded internal, or detached garage or surface parking. Each building envelope may have up to two buildings.

17. Buildings developed on the area illustrated as "Building and Parking Envelope #1" will be oriented toward Cedar Walk Lane on the existing wet pond and sidewalk connections will be provided to Cedar Walk Lane.

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