Rezoning Package Submittal

Environmental Features
The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic

Graphics and Alterations
The Petitioner will provide a sidewalk network that links the proposed building on the Site to the sidewalk along each of the abutting

2/22/17

A

The Petitioner will provide an improved open space area within Development Area 2 or 3 at the intersection of Tranquil Oaks Place and

1.

-- Existing Uses: 
-- Proposed Zoning: 
-- Acreage 

Site Development Data:
Rezoning Petition No. 2017
Development Standards

- Kelley, Inc
3.

a. Vehicular access to the Site will be from Double Oaks Road, Samuel Street, and Tranquil Place in the manner generally depicted on the

d. The Petitioner may develop Development Area 2 prior to the extension of Tranquil Oaks Place and the realignment of Newland Avenue.

b. Up to 20,000 square feet of gross floor area of uses allowed in the NS zoning district, together with accessory uses as allowed in the NS

c. Building elevations shall not have expanses of blank wall greater than 20 feet in all directions and architectural features such as

h. If pitched roofs are provided, they shall be consistent with the established pattern of town home development within Brightwalk.

e. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fences used to enclose the dumpster will be architecturally compatible with the building materials and color used on the principal building.

k. If pitched roofs are provided, they shall be consistent with the established pattern of town home development within Brightwalk.

i. Reserved.

j. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed

f. Building elevations shall not have expanses of blank wall greater than 20 feet in all directions and architectural features such as

g. Building elevations shall not have expanses of blank wall greater than 20 feet in all directions and architectural features such as

d. The proposed buildings located within Development Area 2 and 3 will front on Newland Avenue (existing and realigned), existing

c. The proposed buildings located within Development Area 2 and 3 will front on Newland Avenue (existing and realigned), Double Oak Road, Tranquil Oak Place and Statesville

b. Up to 20,000 square feet of gross floor area of non-residential uses as allowed in the NS zoning district may be developed within Development Areas 2 and 3; and up to

a. The buildings materials used on the principal structures constructed on the Site will be a combination of portions of the existing brick, stone,

Architecture Standards

a. The building materials used on the principal structures constructed on the Site will be a combination of portions of the existing brick, stone, present style, present concept, synthetic forms, conventional sitting (such as bench or park), decks, 3D, decorative block, architectural stone panels and/or walls. Building materials used to construct the buildings of first floor ground of the buildings along public streets shall be constructed of a mix of materials such as brick or stone.

b. The proposed buildings located within Development Area 2 and 3 will front on Newland Avenue (existing and realigned), existing Double Oak Road, or an extension of Newland Avenue. If the Petitioner's proposed building entrance will not be alined between the proposed buildings on Development Area 2 and 3 and Newland Avenue and Double Oak Road, Tranquil Oak Place and Statesville Avenue.

c. The building walls within Development Area 2 and 3 along Double Oak Road and Tranquil Oaks Place and Statesville

4.

The Petitioner shall provide additional information to the City regarding the minimum number and placement of on-Site and off-Site design changes in traffic
patterns, paving layouts and any adjustments required for approval by CDDO to conformance with published standards.

NOT FOR CONSTRUCTION

Prepared for:

Prepared by:

Prepared by:

Prepared by:

Prepared by:

Prepared by:

Prepared by:

Prepared by:

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