Rezoning Package Submittal
Architectural Standards
2/22/17

General Provisions
Access and Transportation
The Site will comply with the Tree Ordinance.
The Petitioner will provide a sidewalk network that links the proposed building on the Site to the sidewalk along each of the abutting streets.

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

Architectural Standards

- The building materials used on the principal buildings on the Site will be a combination of porches, brick, stone, stucco, precast concrete, precast stone, precast concrete, synthetic stone, corten steel, hardi-plank, stone, brick, concrete, decorative blocks, architectural stone, windows, and doors. The Petitioner shall strive to use a variety of materials, colors, and textures to minimize the bland appearance of the Site.

2. Prohibited Uses:
As allowed by the Ordinance.

The following uses are not permitted on the Site: automotive service stations with or without a convenience store and uses with drive-thru windows or awnings.

3. Development Areas:

a. The proposed buildings located within Development Area 2 will be on front on Newland Avenue (existing and realigned), existing Double Oaks Road, or an extension of Statesville Road (see the Rezoning Plan).
b. The Petitioner may substitute trees in tree grates for the proposed planting.
c. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

d. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

e. Building elevations shall not have expanses of blank wall greater than 20 feet in all directions and architectural features such as windows, doors, columns, and ornamentation shall be of a substantial, unembellished look suitable for an industrial facility.

4. Development/Site Elements:
The Petitioner will need to submit a sidewalk network that links the proposed building on the Site to the sidewalk along each of the abutting streets.

5. Access to Newland Avenue:

a. Along the Site's frontage on each of the abutting public streets (Double Oaks Road, Newland Avenue (existing and realigned), Tranquil Oaks Place, and Statesville Avenue), the followingber of the Site will be served by a sidewalk network with walkways across the street. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

b. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

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d. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

5. Access to Newland Avenue:

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b. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

c. The Petitioner will try when possible to save the existing trees located at the intersection of Double Oaks Road and Newland Avenue.

6. Access to Newland Avenue:

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6. Access to Newland Avenue:

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