The Site shall comply with the Tree Ordinance.

The roadway improvements required by the development of the Site must be substantially completed before the issuance of the first certificate of occupancy.

a. The proposed garage doors utilized throughout the Site be decorative style doors.

b. HVAC and related mechanical equipment will be screened from public view and from view of adjoining properties and from the adjoining public streets.

c. Decorative pedestrian scale lights will be provided along the internal private drives.

d. Parking lots and other site access areas will be provided with sufficient parking areas.

Permitted Uses & Development Area Limitation

The Rezoning Plan delineates a specific area where the petitioner will construct buildings. The Site may be used for Permitted Uses, including but not limited to:

- The development of a mixed-use building complex.
- The construction of accessory buildings.
- The addition of driveways, streets, and other development matters and site improvements.

The Site shall be used in accordance with the Rezoning Plan and the Development Standards & Illustrative Example provided.

The Site includes a proposed garage entrance along Harrill Street as generally depicted on the Rezoning Plan.

Along the Site's internal private drives planting strips and sidewalks will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan.

The Planning Director will determine if certain allowable modifications are allowed under the permissible modifications allowed by the Rezoning Ordinance. The modifications must comply with the provisions of the Site Development Data.

TheExisting Conditions:

It is not anticipated at this time that existing conditions will significantly change due to the development of the Site.

The proposed garage doors utilized throughout the Site shall be decorative style doors.

The roadway improvements required by the development of the Site must be substantially completed before the issuance of the first certificate of occupancy.