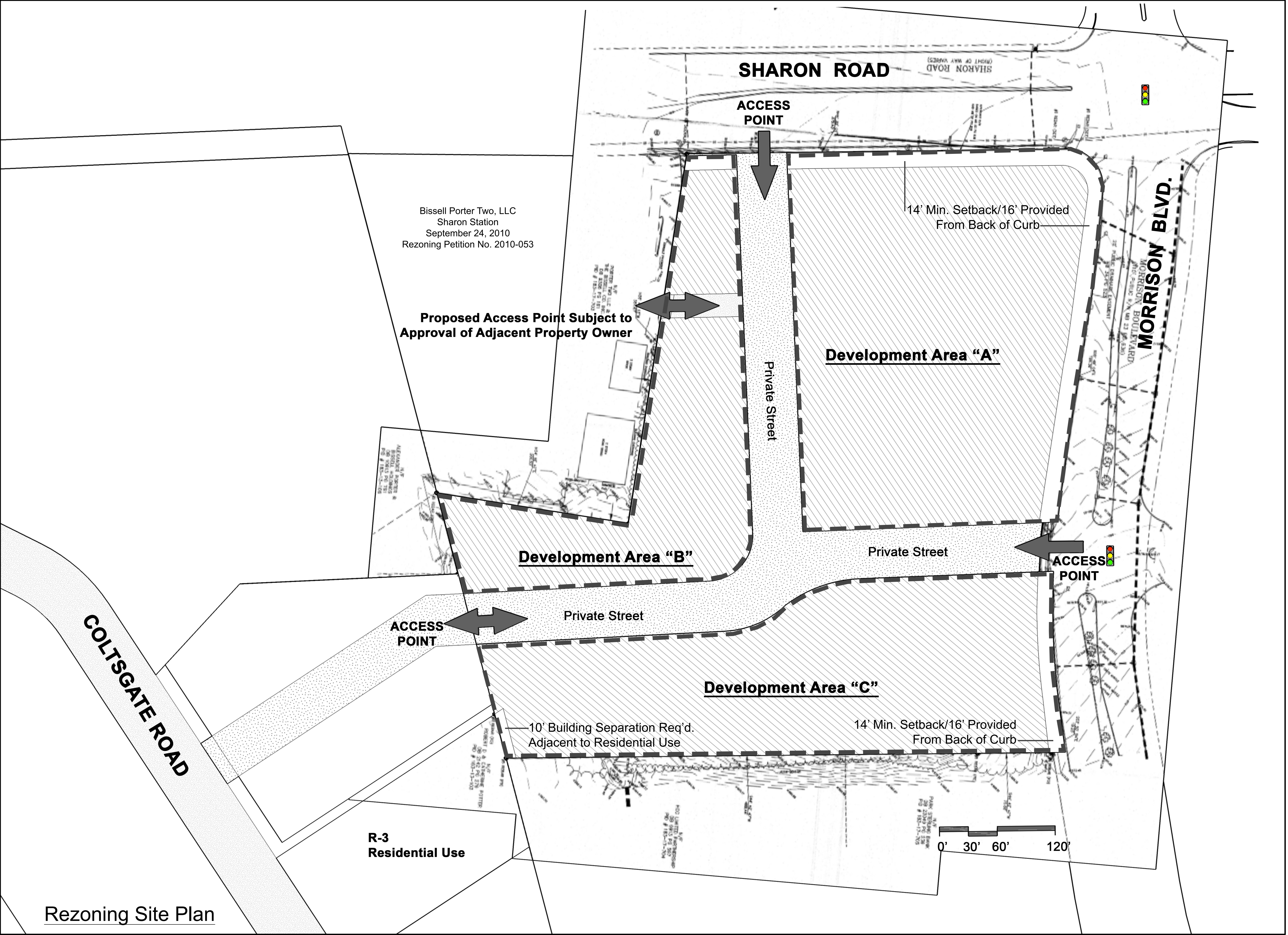
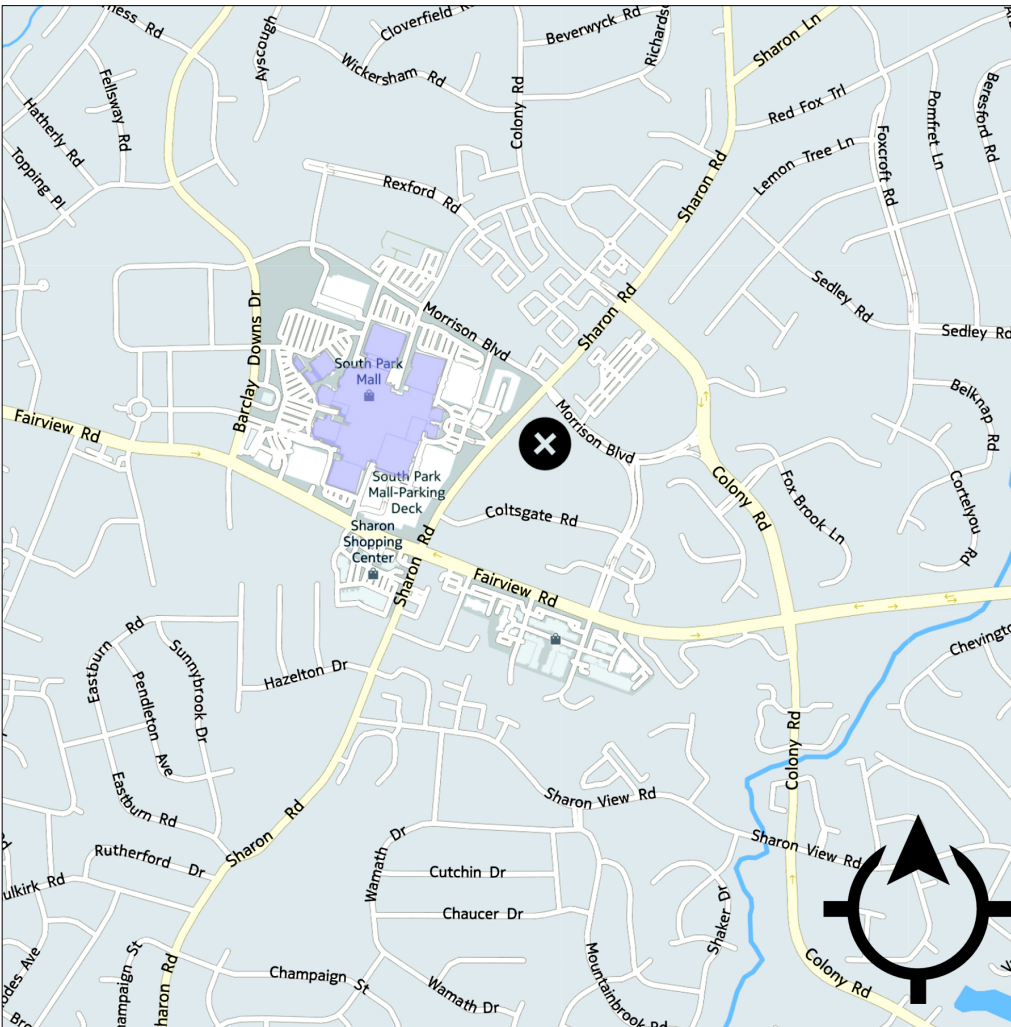


Childress Klein  
Development Standards  
3/18/15  
Rezoning Petition No. 2015-000 - (Sharon Methodist Mixed Use Development)  
Site Development Data:  
--Acreage: ± 7.10 acres  
--Tax Parcel #: 183-177-02  
--Existing Zoning: R-3 and B-1SCD  
--Proposed Zoning: MUDD-O with five (5) year vested rights.  
--Existing Uses: Religious Institution (Church)  
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district (as more specifically described below in Section 3).  
--Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170,000 square feet of gross floor area of office, retail, restaurant, personal services and other commercial uses; (ii) hotel uses for up to 175 rooms; (iii) up to 450 residential dwelling units of all types; (iv) indoor recreation uses of up to 20,000 square feet of gross floor area; and (v) religious institution uses; all together with accessory uses permitted in the MUDD-O zoning classification and as more particularly described below in Section 3.  
--Maximum Building Height: As allowed by the Ordinance for the MUDD-O zoning classification..  
--Parking: As required by the Ordinance for the MUDD-O zoning classification.

Vicinity Map- Not to Scale



NOT FOR CONSTRUCTION

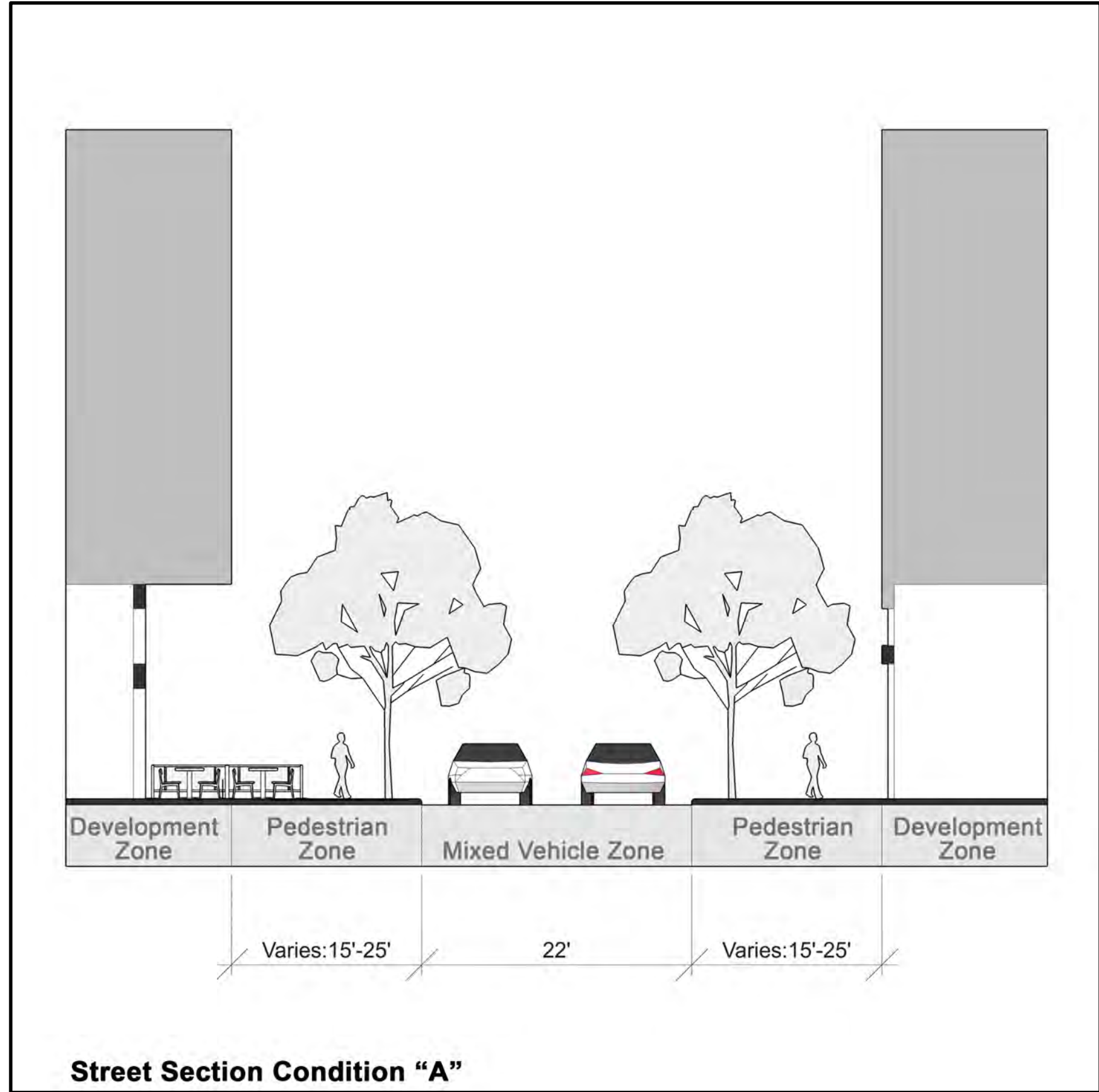
Sharon Road & Morrison Boulevard SUMC Rezoning

Prepared for:  
Childress Klein Properties  
Chris Thomas  
704.342.9000

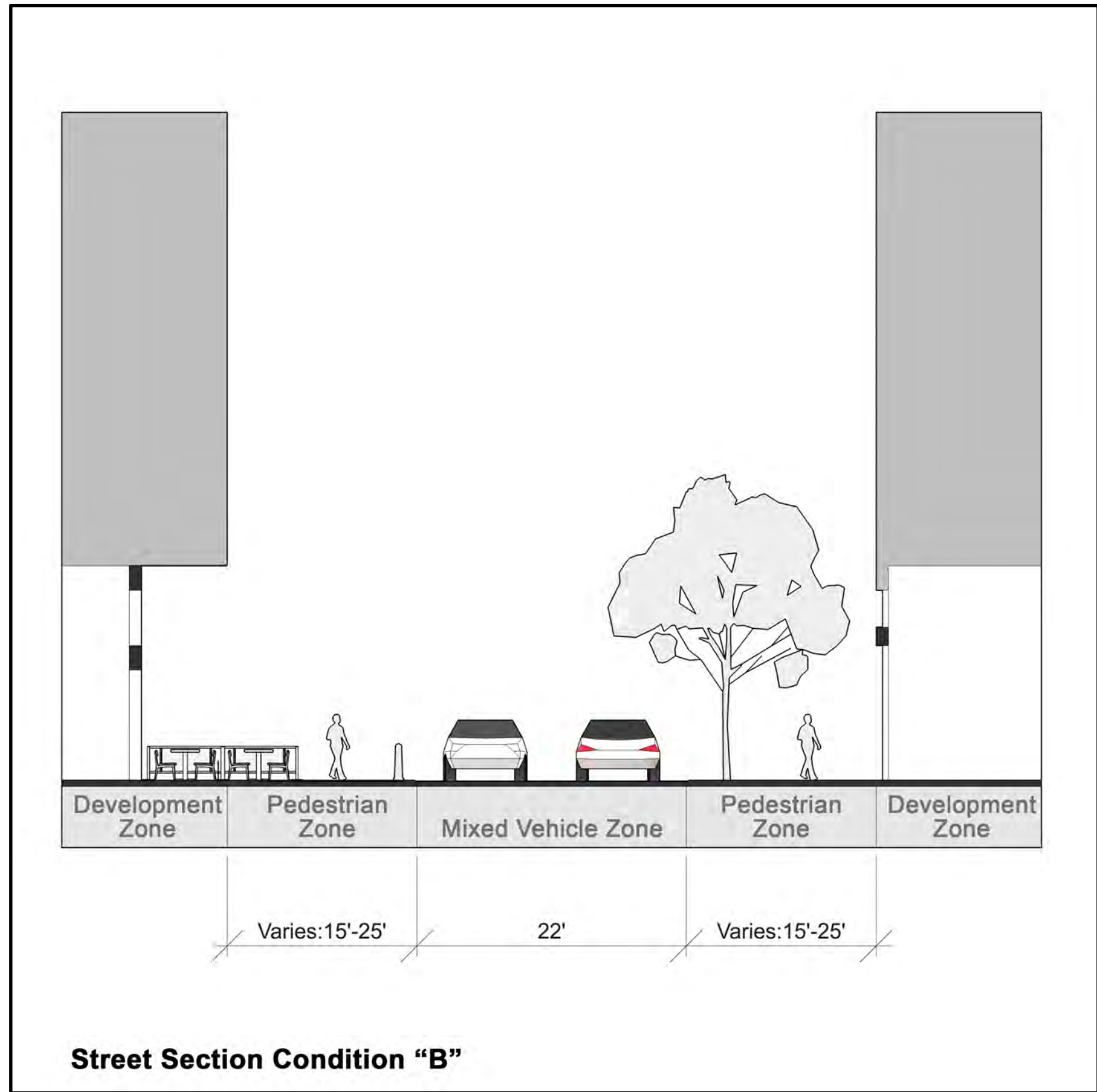
4411 Sharon Road  
Charlotte, NC  
28211

Issue/Mark	Date	Description
3/18/15		Rezoning Submittal Package





Sharon Road View



Interior Street View



<div>Childress Klein Development Standards 3/18/15 Rezoning Petition No. 2015-000 - (Sharon Methodist Mixed Use Development)</div> <div><b>Site Development Data:</b> --<b>Acresage:</b> ± 7.10 acres --<b>Tax Parcel #:</b> 183-177-02 --<b>Existing Zoning:</b> R-3 and B-1SCD --<b>Proposed Zoning:</b> MUDD-O with five (5) year vested rights. --<b>Existing Uses:</b> Religious Institution (Church) --<b>Proposed Uses:</b> Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district (as more specifically described below in Section 3). --<b>Maximum Development Levels:</b> In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170,000 square feet of gross floor area of office, retail, restaurant, personal services and other commercial uses; (ii) hotel uses for up to 175 rooms; (iii) up to 450 residential dwelling units of all types; (iv) indoor recreation uses of up to 20,000 square feet of gross floor area; and (v) religious institution uses; all together with accessory uses permitted in the MUDD-O zoning classification and as more particularly described below in Section 3. --<b>Maximum Building Height:</b> As allowed by the Ordinance for the MUDD-O zoning classification. --<b>Parking:</b> As required by the Ordinance for the MUDD-O zoning classification.</div> <div><b>1. General Provisions:</b> <b>a. Site Location.</b> These Development Standards, the Technical Data Sheet and other graphics set forth on attached Sheets RZ-1, RZ-2 and RZ-3 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Childress Klein ("Petitioner") to accommodate development of mixed use commercial and residential community on an approximately 7.10 acre site located at the intersection of Sharon Road and Morrison Boulevard (the "Site"). <b>b. Zoning Districts/Ordinance.</b> Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below. <b>c. Graphics and Alterations/Modifications</b> The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and</div>	<div>CHAR216641196</div>
<div>formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:  (i) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or,  (ii) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the Development Areas (as defined below), street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or  (iii) modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear/side yards or buffer areas, if applicable) indicated on Sheet RZ-1; or  (iv) modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.</div> <div>The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.</div> <div><b>d. Number of Buildings Principal and Accessory.</b> Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 8. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.</div> <div><b>e. Planned/Unified Development.</b> The Site together with that certain site located adjacent to the Site and designated as Tax Parcel Nos. 183-131-08 and 10 (the "Adjacent Coltsgate Site")</div>	<div>CHAR216641196</div>
<div>CHAR216641196</div>	<div>4</div>

<div>shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Adjacent Coltsgate Site. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site and the Adjacent Coltsgate Site. The Petitioner and/or owner(s) of the Site and the Adjacent Coltsgate Site reserve the right to subdivide the portions or all of the Site and the Adjacent Coltsgate Site and create lots within the interior of the Site and the Adjacent Coltsgate Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and of the Adjacent Coltsgate Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site and in the individual conditional rezoning plan as to the Adjacent Coltsgate Site, taken as a whole and not applicable portions or lots located therein.</div> <div><b>f. Five Year Vested Rights.</b> Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.</div> <div><b>2. Optional Provisions</b> The following optional provisions shall apply to the Site: <b>a. Loading Access.</b> To allow vehicular access into buildings located along Morrison Boulevard for the purposes of loading, unloading and maneuvering within the applicable building and public street right-of-way associated with permitted uses taking place on the Site. <b>b. Interim Surface Parking.</b> To allow during the staging and phasing of development on the Site, surface parking in lieu of parking decks on portions of the Site on an interim basis may be allowed provided that such surface parking areas will meet all required minimum setbacks, streetscape and screening requirements. <b>c. Detached Signs on Sharon &amp; Morrison.</b> In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow along Sharon Road and Morrison Boulevard detached, ground mounted shopping center/development identification signs up to 20 feet in height and containing up to 200 square feet of sign area. The number and locations of these shopping center/development identification signs will be limited as follows: (i) one (1) on Sharon Road; and (ii) one (1) on Morrison Boulevard. These signs may be used to identify any of the uses located on the Site and/or located on the Adjacent Coltsgate Site. In addition to the foregoing and other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow an additional detached, ground mounted shopping center/development identification sign along Sharon Road and Morrison Boulevard for each Development Area on the Site; these</div>	<div>CHAR216641196</div>
<div>CHAR216641196</div>	<div>3</div>

<div><b>h. Projecting Signs.</b> In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, projecting and blade signage shall be permitted: (i) to encroach up to eight (8) feet into the setbacks for Morrison Boulevard and Sharon Road, and the internal streets on the Site; and (ii) to project up to ten (10) feet from a building wall. <b>i. Special Event Signs &amp; Banners.</b> In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow special event signs and banners along Sharon Road and Morrison Boulevard as well as each of the interior streets on the Site. Such banners will be attractive, well-designed professionally fabricated banners made of fabric or plastic of any type; paper banners will not be allowed; and no more than six (6) banners will be allowed of a time on the Site. <b>j. Temporary Planned Development Signs.</b> In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow Temporary Planned Development signs and/or banners along Sharon Road and Morrison Boulevard with up to 100 square feet of sign face area and with a maximum height of seven (7) feet. A total of 4 Temporary Planned Development signs and/or banners may be developed by converting hotel rooms into residential dwelling units at the Site's frontage on Sharon Road and Morrison Boulevard. <b>k. Master Signage Package.</b> To allow Petitioner to submit for approval on an administrative basis by the Planning Director a master signage package for the Site and/or the Adjacent Coltsgate Site that may provide for modifications to the signage permitted in this Section 2 and otherwise in this Rezoning Plan provided that any such modifications by the Planning Director as part of such a master signage package shall be generally in keeping with the overall requirements and provisions of this Section 2 and the Rezoning Plan. <b>Note:</b> The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions. <b>1. Recessed Doors.</b> Not to require doorways to be recessed into the face of buildings when the abutting sidewalk width is greater than eight (8) feet. <b>m. Bike Parking.</b> To allow required long term bike parking spaces for the uses located on the Site to be located within the parking decks constructed on the Site. <b>n. Location of Certain Accessory Uses.</b> To allow accessory uses associated with the permitted religious institution uses to be located in a building and on a parcel other than the building or parcel upon which the principal uses are located. <b>o. Parking on One Side of Street.</b> To allow parking to be located only on one side of the private streets located on the Site as generally depicted on the Rezoning Plan. <b>p. Private Street Cross-section.</b> To allow the private streets constructed on the Site to be constructed as per the cross-section(s) shown on the Rezoning Plan.</div>	<div>CHAR216641196</div>
<div><b>q. Gross Floor Area.</b> To allow the definition of "Gross Floor Area" or "GSA" set forth below to be used and applied in the manner described below. <b>r. Cell Tower.</b> To allow the existing cell tower located on the Site to be relocated to another location on the Site or on the roof of the buildings provided that the height of the existing and relocated cell tower shall not exceed [ ] feet as measured from nearby grade. <b>3. Permitted Uses, Development Area Limitations, Transfer &amp; Conversion Rights:</b> <b>a.</b> For ease of reference, the Rezoning Plan sets forth three (3) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B and C (each a "Development Area" and collectively the "Development Areas"). <b>b.</b> In addition to other development permitted on the Site as described in this Section 3 and in accordance with the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed on the Site may be developed: (i) with up to 170,000 square feet of gross floor area of uses such as retail, restaurants, personal services and office uses as permitted by right and under prescribed conditions; (ii) a hotel with up to 175 rooms; (iii) up to 450 residential dwelling units; (iv) indoor recreation uses of up to 20,000 square feet of gross floor area; and (v) religious institution uses of up to 750 seats; together with all accessory uses and uses under prescribed conditions as allowed in the MUDD-O zoning district. <i>For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GEA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), areas associated with enclosed escalators and public open space, all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).</i> <b>c.</b> Subject to and in accordance with the transfer/conversion rights set forth below, the total square feet of gross floor area devoted to office uses and other commercial uses such as retail, restaurant and personal services uses shall be interchangeable provided that: (i) the total square feet of gross floor area of all office uses (not including such uses that are accessory uses) does not exceed 20,000 square feet of gross floor area; (ii) the total square feet of gross floor area for non-office commercial uses such as retail, restaurant and personal services uses shall not exceed 150,000 square feet of gross floor area (Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops,</div>	<div>CHAR216641196</div>
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<div>Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and alike); and (iii) office uses may exceed the limitations described in item (ii) above and non-office commercial uses may exceed the limitations described in item (ii) above up to an amount not to exceed 15% of the stated amounts by converting office uses into non-office commercial uses such as retail, restaurant and personal services at a ratio of 1.5 square feet of gross floor area of office uses for every 1 square foot of gross floor area of such non-office uses so converted and vice-versa, provided, however, after all such conversions described above and below in this Section, the total aggregate amount of all such office and non-office commercial uses shall not exceed 170,000 square feet of gross floor area. <b>d.</b> Additional hotel rooms may be developed within the Site by converting residential dwelling units into hotel rooms at the rate of one (1) residential unit so converted into two (2) hotel rooms, up to a maximum of 50 hotel rooms created by such conversion, and additional residential dwelling units may be developed by converting hotel rooms into residential dwelling units at the rate of two (2) hotel rooms so converted into one (1) residential dwelling unit up to a maximum of 25 residential dwelling units created by such conversion. <b>e.</b> If less than 175 hotel rooms are constructed within the Site, then subject to taking into account the number of hotel rooms converted to residential dwelling units as described above in Subsection 3.d., the permissible gross floor area described in Subsection 3.b. above may be increased at the rate of 1,000 square feet of gross floor area for each hotel room not constructed up to a maximum increased gross floor area of 25,000 square feet, such floor area being allocated among office uses and other non-office commercial uses such as retail, restaurant and personal services uses at a ratio of 1 square foot of office uses to 1.5 square feet of non-office commercial uses; provided, however, after all such conversions described above in this Section, the total aggregate amount of all such office and non-office commercial uses shall not exceed 170,000 square feet of gross floor area. <i>By way of example only, if 15 hotel rooms were converted, the 15,000 square feet of gross floor area the permitted for commercial uses could be used for an increase of up to 15,000 square feet of gross floor area of office uses or 10,000 square feet of gross floor area of non-office commercial uses, or some combination following the same ratio.</i> <b>4. Transportation Improvements and Access:</b> <b>I. Proposed Improvements:</b> The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions: <b>[TO BE FORTHCOMING]</b> <b>II. Standards, Phasing and Other Provisions.</b></div>	<div>CHAR216641196</div>
<div><b>a. CDOT Standards.</b> All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the SouthPark areas, by way of a private/public partnership effort or other public sector project support. <b>b. Phasing.</b> Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described in Section 4.1 above, the following provisions shall permit development to take place prior to completion of all of the above-referenced improvements. <b>[TO BE FORTHCOMING]</b> <b>c. Substantial Completion.</b> Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.1 and in Section 4II, b. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.II.a above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT 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 credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements. <b>d. Right-of-Way Availability.</b> It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte's Engineering &amp; Property Management Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division and other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to</div>	<div>CHAR216641196</div>
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<div>exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements. <b>c. Alternative Improvements.</b> Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, Planning Director, and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition. <b>III. Access &amp; Streets.</b> <b>a.</b> Access to the Site will be from Sharon Road, Morrison Boulevard, the private street connecting to the Adjacent Coltsgate Site, and to the potential future street shown to connect with Tax Parcel #'s 183-177-03 located to the southwest of the Site known as the "Sharon Station Parcel", all as generally depicted on the Rezoning Plan and subject to adjustments as set forth below. <b>b.</b> Subject to the Optional Provisions set forth above, the private streets generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan. <b>c.</b> The Petitioner as part of the development of Site will construct two private streets through the Site as generally depicted on the Rezoning Plan. A public access easement will be provided on each private street. The public access easement will prohibit the private streets from been closed or gated and will require that the private streets be kept open to allow the public to use the street for ingress and egress. The Public Access Easement will be documented on applicable approved building permit plans which will include a provision stating that the easement can be modified as permitted herein. This provision and provisions to be included on the building plans are not intended to create private easements rights that may be enforced by individual land owners, but rather are intended to comply with desire of the City to have a private street open to the public between Sharon Road, Morrison Boulevard and the Adjacent Coltsgate Site. <b>d.</b> Driveway and pedestrian connections to the interior streets depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan if the Petitioner and the parties seeking the connection(s) are in agreement on the location(s) and the terms of the connection(s). <b>e.</b> The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections for the private streets on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered and requirements described in this Section 4.III, is met. <b>5. Parking Areas, Access and Circulation Design Guidelines.</b></div>	<div>CHAR216641196</div>
<div><b>a.</b> Building materials associated with facades on parking structures that are generally compatible in character and quality with adjoining buildings, plazas and streetscapes will be created, taking into consideration differences associated with parking structures. <b>b.</b> Parking structures shall be designed to materially screen the view of parked cars from adjacent public or private streets or publicly accessible open spaces or plazas. Screening of cars on the ground level will be accomplished primarily through the use of landscaping, and screening of cars parked on an exposed upper level will be accomplished by a wall, at least 36 inches in height, designed as part of the parking deck structure. <b>c.</b> Along the Site's private streets the number of curb cuts will be limited as generally depicted to maintain a street like condition, subject to modifications reasonably needed to accommodate unusual site design conditions or elements, or development constraints. <b>d.</b> On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances. <b>6. Pedestrian Access and Circulation Design Guidelines.</b> <b>a.</b> Along the Site's internal private streets, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. The minimum width for these internal sidewalks will be [eight (8)] feet. Street trees will also be provided along the Site's internal private streets. <b>b.</b> Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located. <b>c.</b> Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, shopping cart storage, and temporary trash or similar impediments. <b>7. Environmental Features:</b> <b>a.</b> The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. <b>8. Signage:</b> <b>a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided in addition to the signage otherwise allowed in this Section.</b> <b>b.</b> Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, shopping center signs may be located throughout the portion of the Site designated MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed shopping center/development signs (by way of example, the multi-family developments and the other uses may be identified on the signs</div>	<div>CHAR216641196</div>
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<div>allowed along Sharon Road and Morrison Boulevard). The allowed signs may contain identification signage for any of the uses located on the Site. <b>c.</b> Master signage and graphic systems may be adopted. <b>d.</b> Information and Advertising Pillar Signs as defined by the Ordinance may be provided. <b>e.</b> On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance. <b>f.</b> Temporary Banners as allowed by the Ordinance may be provided. <b>9. Lighting:</b> <b>a.</b> All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. <b>b.</b> Detached lighting on the Site, except street lights located along public and private streets, will be limited to 30 feet in height. <b>10. Amendments to the Rezoning Plan:</b> <b>a.</b> Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance. <b>11. Binding Effect of the Rezoning Application:</b> <b>a.</b> If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.</div>	<div>CHAR216641196</div>
<div>CHAR216641196</div>	<div>11</div>