SECTION 2 - GENERAL PROVISIONS

The petitioners request the approval of the following provisions:

A. Petitioner to install an 8-foot wide planting strip and a 6-foot sidewalk located along the sidewalk.

B. The sidewalk shall be allowed to meander around existing trees.

SECTION 3 - OPTIONAL PROVISIONS

B. These development standards form a part of the rezoning plan associated with the development of the site located on Park Drive, which is more specifically depicted on the rezoning plan (new). The purpose of this rezoning request is to provide for the development of a two-story office building.

SECTION 4 - PERMITTED USES

B. Permitted uses include office and residential uses and as shown. Entertainment uses on the site.

SECTION 5 - TRANSPORTATION

A. Development of the site shall comply with the City of Charlotte Tree Ordinance (new). Subject to the optional provisions set out below, the regulations established in the ordinance for the Virden Park District shall govern the development of the site.

SECTION 6 - ARCHITECTURAL STANDARDS

A. Fire truck access to be made from the street. All areas of proposed buildings can be accessed by 250' hose pull.

SECTION 7 - STREETSCAPE AND LANDSCAPING

E. The facades on the first/ground floor of the building along streets shall incorporate a minimum of 40% brick.

SECTION 8 - ENVIRONMENTAL FEATURES

B. Dumpster and recycling areas shall be enclosed on all four sides by an opaque wall or fencing with one side being a hinged opaque gate. The dumpster and recycling areas may be located within 20' of the building and the setback.

C. Retaining walls shall be a minimum of 4' tall and be located within 20' of the building and the setback.

D. Facades fronting streets shall include windows and/or operable doors or a combination of the two. The facade of the proposed building shall be harmonious with the style and character of the streets.

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