

White Point
Development Standards
12/08/2021
Rezoning Petition No. 2021-

Site Development Data:

--**Acres:** ± 25.25 acres

--**Tax Parcel #s:** 097-131-01, 06, & 99

--**Existing Zoning:** B-1SCD & B-1

--**Proposed Zoning:** TOD-TR(CD)

--**Existing Uses:** Shopping Center

--**Proposed Uses:** Uses as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the TOD-TR zoning district (except as restricted below in Section 1).

--**Maximum Amount of Development:** As allowed by the TOD-TR zoning district and restricted below in Section 1.

--**Maximum Building Height:** Per the Standards of the TOD-TR zoning district.

--**Parking:** As allowed and required by the Ordinance.

1. Permitted & Prohibited Uses:

a. The principal buildings constructed on the Site may be developed with uses as permitted by right, and under prescribed conditions together with accessory uses allowed in the TOD-TR zoning district except as prohibited and limited below.

b. The following allowed uses will be limited as follows: Enclosed Self-Storage facilities will be limited to no more than 125,000 gross square feet of floor area; and no more than two (2) uses with an accessory drive-through window will be allowed. Only one of the allowed accessory drive-through window uses may be associated with an EDEE.

c. The following uses will not be allowed on the parcels that make up this Petition: (i) Enclosed Vehicular Dealerships; (ii) Vehicular Repair; (iii) Parking lots as a principal use; and (iv) gas stations.

2. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which is these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

3. Binding Effect of the Rezoning Application:

a. 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.