

Providence Group Capital
Development Standards
02/07/2022
Rezoning Petition No. 2021-103

Site Development Data:

- Acreage: ± 2.25 acres
- Tax Parcel #s: 145-133-16, 17, 18, 19; & 145-133-01 (the "Site")
- Existing Zoning: 1-1
- Proposed Zoning: TOD-UC(CD)
- Existing Uses: Car sales & repair, and a painting contractor
- Proposed Uses: Uses as permitted by right, and under prescribed conditions, together with accessory uses, as allowed in the TOD-UC zoning district.
- Maximum Amount of Development: As allowed by the TOD-UC zoning district.
- Maximum Building Height: Per the Conditional Note below the maximum building height will be limited to 225 feet.
- Parking: As allowed and required by the Ordinance.

1. Maximum Allowed Building Height:

- a. The maximum building height for any building constructed on the Site will be limited to 225 feet. Building Height will be measured as described in the Ordinance.

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.