

## **Agenda Item: Public Hearing Continuance for Application 2019-702, BAPS Charlotte LLC**

**DATE:** October 8, 2019  
**FROM:** Jay Camp

### **Background/Issue:**

- The applicant has submitted a revised plan set indicating revisions to both the conditional notes and the site plan
- More detailed architectural drawings have been provided. The conditional notes specify what building materials may be used.
- The driveways along Independence Commerce have been modified with only one ingress and two egress points.
- A new conditional note states that an off-duty officer will be provided for events where more than 200 guests are in attendance.
- A new conditional note states that the gate along Stevens Mill Rd will remain open when more than 200 guests are expected.
- Contractors will manage traffic flow on Independence Commerce to ensure that accessed is maintained to the business park across the street.
- The revised conditional notes (Changes highlighted in blue) and elevations are attached.

### **Financial Impact:**

None

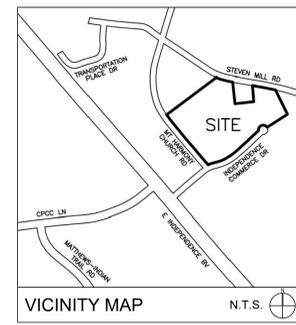
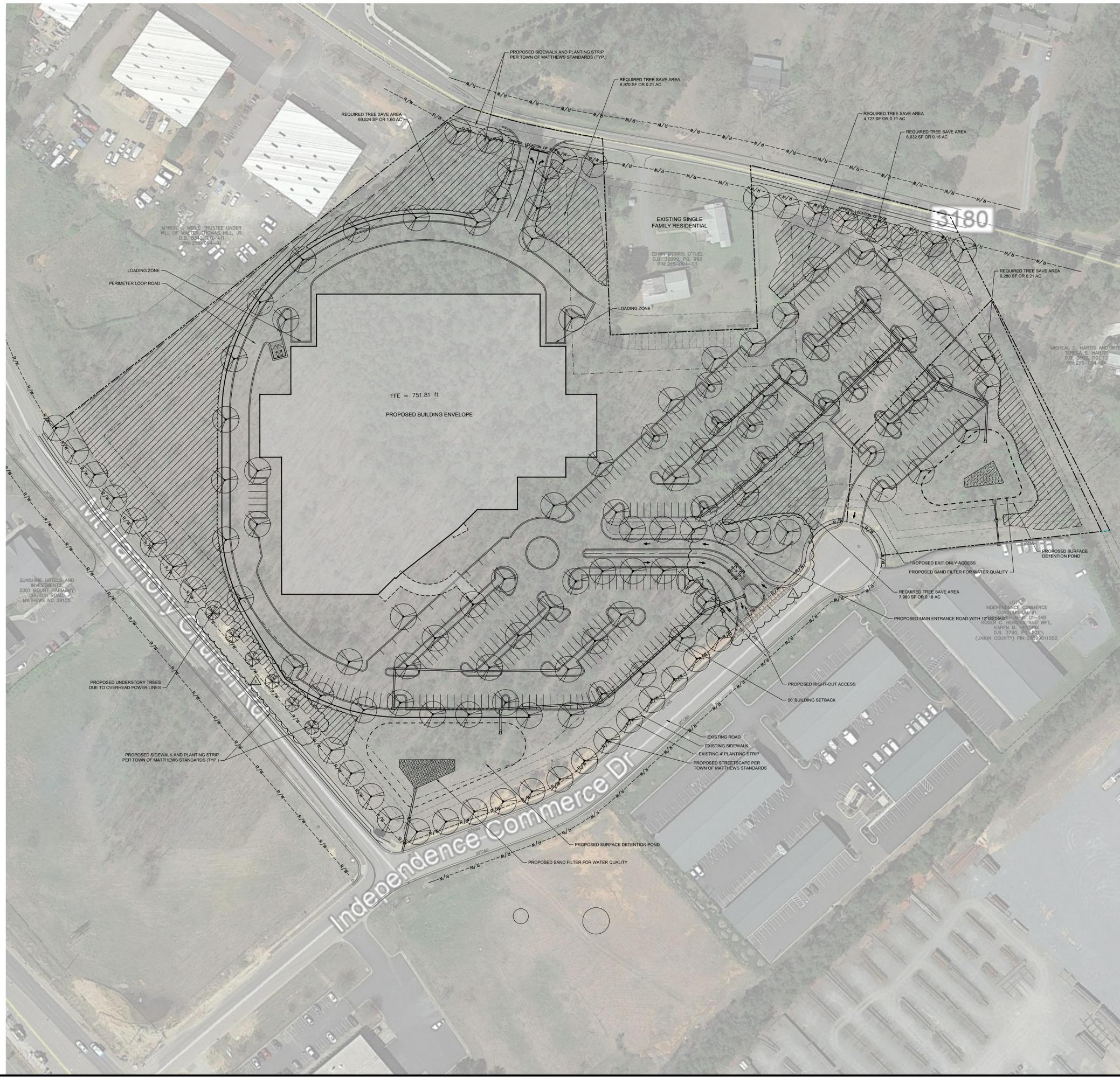
### **Related Town Goal(s) and/or Strategies:**

Quality of Life

Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Information Provided for Public Hearing



**SURVEY DISCLAIMER**  
 TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 620 HAWTHORNE LANE, CHARLOTTE, NC 28204.

**DEVELOPMENT SUMMARY:**  
 PARCEL TAX ID: 21509402  
 PARCEL SIZE: 16.31 ACRES  
 EXISTING ZONING: B-0/B-H  
 EXISTING USE: WOODED, VACANT  
 PROPOSED ZONING: RI (RESIDENTIAL, INSTITUTIONAL)  
 PROPOSED USES: RESIDENTIAL INSTITUTIONAL  
 PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM.  
 LARGEST ASSEMBLY ROOM AREA ± 13,000 SQ. FT.)  
 PARKING PROVIDED: 389 PARKING SPACES  
 UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.45 ACRES  
 UNDISTURBED TREE CANOPY AREA PROVIDED:  
 ACREAGE OF UNDISTURBED TREE CANOPY AREA: ± 2.46 ACRES (15.07%) SEE BELOW

**R/I ZONING REQUIREMENTS:**  
 MINIMUM LOT AREA: 2 ACRES  
 MINIMUM LOT WIDTH: 200'  
 MINIMUM LOT DEPTH: N/A

**MINIMUM SETBACKS REQUIRED FOR RI I:**  
 FRONT SETBACK: 50'  
 REAR YARD: 50'  
 SIDE YARD: 50'

**MINIMUM SETBACKS PROVIDED:**  
 FRONT SETBACK: 50'  
 REAR YARD: 50'  
 SIDE YARD: 50'

**SUPPLEMENTAL TREE CANOPY CALCULATIONS:**  
 (100 SF CANOPY LARGE MATURING INTERNAL TREES = 101,983.66 SF  
 (25 SF CANOPY LARGE MATURING PERIMETER TREES = 24,052.75 SF  
 (0.20 CANOPY SMALL MATURING PERIMETER TREES = 1,884.96 SF  
 TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 127,921.37 SF (2.94 ACRES ± 18.03%)  
 2.45 ACRES UNDISTURBED ± 2.44 ACRES SUPPLEMENTAL = 5.39 ACRES (33.06%)



**DEVELOPMENT STANDARDS**

- GENERAL PROVISIONS**
  - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY BAPS CHARLOTTE, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 151 ACRE SITE LOCATED ALONG INDEPENDENCE DRIVE BETWEEN HARMONY CHURCH ROAD AND STEVENS MILL ROAD IN MATTHEWS, NORTH CAROLINA, WHICH SITE IS MORE PARTICULARLY DESCRIBED ON THE REZONING PLAN HEREBY REFERRED TO AS "THE SITE". THE SITE IS COMPRISED OF TAX PARCELS NOS. 215-08-02 AND 215-08-06.
  - THE LOCATION AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE") UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RI ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
  - THE LOCATION AND LAYOUT OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AREAS ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE.
  - THE PORTIONS OF LAND THAT COMPRISE THE SITE MAY BE RECOMBINED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH RECOMBINATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.
  - THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE PLANNED/REDESIGNED DEVELOPMENT. THEREFORE, SIDE AND REAR YARD BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER ELEMENTS LOCATED ON THE SITE. PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
  - THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MATTHEWS AND/OR THE RELEVANT JURISDICTIONS AS REQUIRED BY THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 155.401 OF THE ORDINANCE.
- PERMITTED USES**
  - THE SITE MAY ONLY BE DEVOTED TO A CHURCH AND PLACE OF WORSHIP WITHOUT SIZE RESTRICTIONS AND TO ANY RESIDENTIAL AND ACCESSORY ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE RI ZONING DISTRICT INCLUDING, WITHOUT LIMITATION, A CATERERIA, CLASSROOMS, RECREATION FACILITIES AND FOLLOW-UP/PHASED AREAS.
- HAYMAK CROSS FLOOR AREA PHASED DEVELOPMENT**
  - THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY CONTAIN A MAXIMUM OF 90,000 SQUARE FEET OF GROSS FLOOR AREA.
  - THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY BE BUILT IN MULTIPLE PHASES AT THE APPLICANT'S DISCRETION PROVIDED, HOWEVER, THAT EACH PHASE SHALL BE SUBSTANTIALLY SIMILAR IN ARCHITECTURAL STYLE AND CHARACTER.
- DIMENSIONAL STANDARDS**
  - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE RI ZONING DISTRICT.
- ARCHITECTURAL STANDARDS**
  - THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 40 FEET. PROVIDED, HOWEVER, THAT ANY STRUCTURES PERMITTED UNDER SECTION 150.011 OF THE ORDINANCE MAY EXCEED THIS HEIGHT LIMIT CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE.
  - ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL ARCHITECTURAL PERSPECTIVES AND ELEVATIONS OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MATTHEWS AND/OR THE RELEVANT JURISDICTIONS AS REQUIRED BY THE ORDINANCE. ACCORDINGLY, SUCH BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT IS SUBSTANTIALLY SIMILAR TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL PERSPECTIVES AND ELEVATIONS WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MATTHEWS AND/OR THE RELEVANT JURISDICTIONS AS REQUIRED BY THE ORDINANCE. THE EXTERIOR OF THE BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE CONSIDERED TO BE CONSISTENT WITH THE CONCEPTUAL ARCHITECTURAL PERSPECTIVES AND ELEVATIONS WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MATTHEWS AND/OR THE RELEVANT JURISDICTIONS AS REQUIRED BY THE ORDINANCE.
  - THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF THE FOLLOWING:
    - CAST STONE
    - BRICK
    - STUCCO (TRADITIONAL, CEMENTITIOUS)
    - STUCCO TEXTURED METAL PANEL
    - SMOOTH METAL PANEL
    - MASONRY BRICK (OR CMU) - INTERIOR COLOR AND/OR GROUND FACE
    - EXPOSED STRUCTURAL STEEL (PAINTED)
    - PERFORATED METAL PANEL SCREENING
    - ALUMINUM STOREFRONT WINDOWS AND DOORS
- SCREENING, LANDSCAPING AND BUFFERS**
  - SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
  - THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.
- TRANSPORTATION AND PARKING**
  - VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND TRAVEL.
  - VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE ALIGNMENTS OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
  - THE APPLICANT SHALL BE PERMITTED TO INSTALL A GATE ACROSS THE SITE'S ACCESS POINT LOCATED ON STEVENS MILL ROAD AND SHALL BE PERMITTED TO CONTROL ACCESS TO THE SAME. PROVIDED, HOWEVER, THAT SUCH GATE SHALL NOT BE PERMITTED TO BE OPENED AND GROSS DURING ANY EVENT FOR WHICH MORE THAN 200 GUESTS ARE EXPECTED.
  - STREETSCAPE IMPROVEMENTS SHALL BE INSTALLED ALONG ALL ROAD FRONTAGES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
  - THE APPLICANT SHALL ENGAGE AT LEAST ONE OFF-DUTY POLICE OFFICER TO DIRECT TRAFFIC ON INDEPENDENCE COMMERCE DRIVE FOR ANY WEEKDAY EVENT FOR WHICH MORE THAN 200 GUESTS ARE EXPECTED.
  - DURING CONSTRUCTION AND DEVELOPMENT OF THE SITE, THE APPLICANT SHALL INSTRUCT ITS CONTRACTORS TO MANAGE AND DIRECT TRAFFIC ON INDEPENDENCE COMMERCE DRIVE AS NECESSARY TO MAINTAIN ACCESS TO AND FROM INDEPENDENCE COMMERCE DRIVE TO THE NEIGHBORING BUSINESS PARK.
- LIGHTING**
  - ALL LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- NOISE**
  - ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- STORM WATER**
  - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHAPTER 8 OF THE ORDINANCE.
- TRASH REMOVAL**
  - TRASH AND RECYCLING SERVICE/PICK-UP MAY ONLY OCCUR BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. ACCORDINGLY, TRASH AND RECYCLING SERVICE/PICK-UP MAY NOT OCCUR PRIOR TO 7:00 A.M. OR AFTER 7:00 P.M.
- BINDING EFFECT OF THE REZONING APPLICATION**
  - IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST THROUGHOUT THE TERM OF THE REZONING PLAN. THE TERMS "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSOR, IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.

**bloc**  
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landscape architecture | planning | civil engineering

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/02/19	SECOND REZONING SUBMITTAL

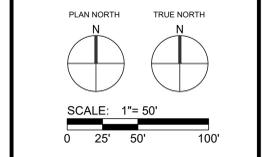
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NOT FOR CONSTRUCTION

**BAPS CLT MANDIR**

2050 Independence Commerce Drive  
 Matthews NC, 28105



DATE: 07/08/19	MPIC: CCB
DRAWN BY: LVH	CHECKED BY: CCB
PROJECT NUMBER: 00653.01	
SCALE: 1"=50'	
TITLE: CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS	
SHEET NO: <b>RZ-1</b>	

1 2 3 4 5 6 7



**E1** Proposed Elevation, South  
Scale: 3/32" = 1'-0"



**D1** Proposed Elevation, West  
Scale: 3/32" = 1'-0"



**B1** Proposed Elevation, North  
Scale: 3/32" = 1'-0"



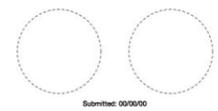
**A1** Proposed Elevation, East  
Scale: 3/32" = 1'-0"

1 2 3 4 5 6 7



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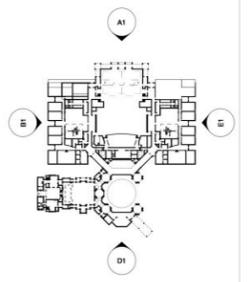
Offices: CLT / NYC



2050 Independence  
Commerce Dr.  
Matthews, NC 28105

prepared for: Nix Patel  
B.A.P.S. Charlotte  
4100 Margaret Walker Rd.  
Matthews, NC 28105

Mark	Date	Description
01	10/03/2019	Revising Elevations



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Project name: BAPS CLT Mandir / 19\_159  
CAD File Name: 2019\_10\_02\_BAPS CL Mandir.rvt

Exterior Elevations

**RZ-2**

## DEVELOPMENT STANDARDS

~~August 28~~October 2, 2019

### **1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by BAPS Charlotte, LLC (the “Applicant”) for an approximately 16.31 acre site located along Independence Commerce Drive between Mt. Harmony Church Road and Stevens Mill Road in Matthews, North Carolina, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel Nos. 215-094-02 and 215-094-06.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the “Ordinance”). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R/I zoning district shall govern the use and development of the Site.
- C. The location and layout of the principal building to be constructed on the Site and the associated parking lots and drive aisles are conceptual in nature and may be altered or modified during design development and construction phases subject to the requirements of the Ordinance.
- D. The parcels of land that comprise the Site may be recombined or further subdivided provided that any such recombination or subdivision meets the requirements of the Ordinance.
- E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard, rear yard, buffer and building height separation requirements with respect to the exterior boundaries of the Site.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

### **2. PERMITTED USES**

- A. The Site may only be devoted to a church and place of worship without size restrictions and to any incidental and accessory uses associated therewith that are allowed in the R/I

zoning district including, without limitation, a cafeteria, classrooms, recreation facilities and fellowship/assembly areas.

### **3. MAXIMUM GROSS FLOOR AREA; PHASED DEVELOPMENT**

- A. The principal building to be constructed on the Site may contain a maximum of 90,000 square feet of gross floor area.
- B. The principal building to be constructed on the Site may be built in multiple phases, at the Applicant's discretion, provided, however, that each phase shall be substantially similar in architectural style and character.

### **4. DIMENSIONAL STANDARDS**

- A. The development of the Site shall comply with the applicable dimensional standards of the R/I zoning district.

### **5. ARCHITECTURAL STANDARDS**

- A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided, however, that any structures permitted under Section 155.601.8 of the Ordinance may exceed this height limit consistent with the provisions of the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, architectural perspectives and elevations of the principal building to be constructed on the Site, intended to depict the general conceptual architectural style and character of the building. Accordingly, such building shall be designed and constructed so that it is substantially similar in appearance to the attached relevant conceptual, architectural perspectives and elevations with respect to architectural style, design and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building that do not materially change the overall conceptual architectural style and character shall be permitted.

C. The principal building constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of the following:

- Cast Stone
- FRP/GFRC
- Stucco (traditional cementitious)
- Stucco Textured Metal Panel
- Smooth Metal Panel
- Masonry (Brick and or CMU - intergral color and/or ground face)
- Exposed Structural Steel (painted)
- Perforated Metal Panel Screening
- Aluminum Storefront windows and doors

### **6. SCREENING, LANDSCAPING AND BUFFERS**

- A. Screening and landscaping shall conform to the standards of the Ordinance.

- B. The Site shall comply with the tree save requirements of the Ordinance.

**7. TRANSPORTATION AND PARKING**

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation (“NCDOT”).
- B. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.
- C. The alignments of the internal drives and parking areas to be located on the Site are subject to any minor modifications or alterations required during the design development and construction permitting processes.
- D. The Applicant shall be permitted to install a gate across the Site’s access point located on Stevens Mill Road, and shall be permitted to control access to the same; provided, however, that said access point shall be available for ingress and egress during any event for which more than 200 guests are expected.
- E. Streetscape improvements shall be installed along all road frontages in accordance with the requirements of the Ordinance.
- F. The Applicant shall engage at least one off-duty police officer to direct traffic on Independence Commerce Drive for any weekday event for which more than 200 guests are expected.
- G. During construction and development of the Site, the Applicant shall instruct its construction contractors to manage and direct traffic on Independence Commerce Drive as necessary to maintain access to and from Independence Commerce Drive to the neighboring business park.

**8. LIGHTING**

- A. All lighting installed on the Site shall comply with the requirements of the Ordinance.

**9. SIGNS**

- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

**10. STORM WATER**

- A. The development of the Site shall comply with Chapter 8 of the Ordinance.

**11. TRASH REMOVAL**

- A. Trash and recycling service/pick-up may only occur between the hours of 7:00 A.M. and 7:00 P.M. Accordingly, trash and recycling service/pick-up may not occur prior to 7:00 A.M. or after 7:00 P.M.

**12. BINDING EFFECT OF THE REZONING APPLICATION**

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, “Applicant” and “owner” or “owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Document comparison by Workshare 10.0 on Wednesday, October 2, 2019  
8:34:49 AM

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Rendering set	Standard

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