

Proposed B-4-CZ Zoning District Conditions

1. That the Rezoning Site Plan dated February 10, 2016 is incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle/pedestrian access points, general circulation patterns, stormwater management features, setbacks, preserved trees and other landscaped areas.
2. That approximately 4.6 acres of the 40-acre property assemblage remain zoned residential and be dedicated to the Town of Carrboro for neighborhood civic use.
3. That \$15,000 be provided to the Town of Carrboro for a neighborhood-level traffic calming study to be conducted.
4. That, as a component of any subsequent Conditional Use Permit, appropriate fencing will be installed along the northern property line of the rezoned portion of the property assemblage.
5. That trash/recycling collections and landscape maintenance will be limited to the hours of 6 am to 6 pm on weekdays and 8 am to 5 pm on weekends.
6. That deliveries to retail tenants will be restricted to the hours of 6 am to 10 pm on weekdays and 7 am to 10 pm on weekends.