

Development Review Committee

Staff Report

September 16, 2017



Case No:	17MOD1002
Project Name:	The Vinings
Location:	9502 Williamsburg Plaza
Owners:	BEC JDGV I, LLC
Applicant:	Jefferson Development Group
Representative:	Bardenwerper Talbott & Roberts
Jurisdiction:	Hurstbourne
Council District:	18 – Marilyn Parker
Case Manager:	Laura Mattingly, AICP, Planner II

REQUEST

- Amendment to Binding Element

CASE SUMMARY/BACKGROUND

The subject site is plan certain under Docket 13545, approved by the Planning Commission on November 30, 2010. The applicant requests a modification to the following binding element:

33. No light poles on Lots 1 and 2 shall exceed fourteen (14) feet in height. Permanent parking lot lighting and permanent building-mounted lighting located on Lots 1 and 2 designed to illuminate the ground and parking lot areas, whether freestanding or attached, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground or otherwise down and away from the R-7 residential properties abutting Lots 1 and 2. No building mounted signage on Lots 1 and 2 shall be installed facing the R-7 residential properties abutting Lots 1 and 2.

The applicant was issued a violation on February 16, 2017 for light poles exceeding the height of 14 feet. The applicant has stated that the increase in height is due to the 3-foot concrete blocks that were added at the base of the lights to protect the poles from being knocked over by vehicles. The amendment is needed in order to bring the height of the light poles into compliance.

This case was originally scheduled to be heard at the April 19, 2017 DRC but was continued to July 19, 2017 in order to allow notifications requirements to be fulfilled as required in Binding Element #30, and for the applicant to investigate further possible binding element violations. This case has been continued four times since the July 19th date in order to remedy possible binding element violation issues cited by Steve Porter, representative for the surrounding neighborhood, prior to the Committee's decision.

STAFF FINDINGS

Staff finds that the proposed amendment appears to be adequately justified based on staff analysis in the staff report. Staff finds that the amendment to allow an additional three feet to the height of the light poles does not appear to have any negative impacts on surrounding development, the compatibility of the development or traffic and pedestrian safety.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for approving the Amendment to Binding Elements.

PREVIOUS CASES

- 13545: Change in zoning from OR-3 and C-1 to C-2 for office, retail and multi-family. Approved by Planning Commission November 30, 2010.
- 14DEVPLAN1169: Detailed District Development Plan for apartments, waivers and an amendment to General Plan Binding Element #32. Approved by LD&T on February 12, 2015.
- 14VARIANCE1116: Variances associated with 14 DEVPLAN1169 for open space, building height and rear yard encroachment. Approved by BOZA February 16, 2015.

TECHNICAL REVIEW

There are no technical review items.

INTERESTED PARTY COMMENTS

Staff has received emails in opposition from Mr. Stephen T. Porter.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR AN AMENDMENT TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: LOJIC does not indicate any flood plain, steep slopes or any other significant natural resources on the lots in question and the development complies with the tree canopy standards.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community will continue to be provided.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: A reduction in the required open space was approved by BOZA under 14DEVPLAN1169.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District will continue to ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. The change in the binding element will not affect this, as all other lighting requirements are being met.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The amendment to the binding element does not affect the development plan's compliance with the Land Development Code or the Comprehensive Plan as all other aspects of lighting requirements are being met.

REQUIRED ACTION

- **RECOMMEND APPROVAL** or **DENIAL** of the Amendment to Binding Elements to the City of Hurstbourne.

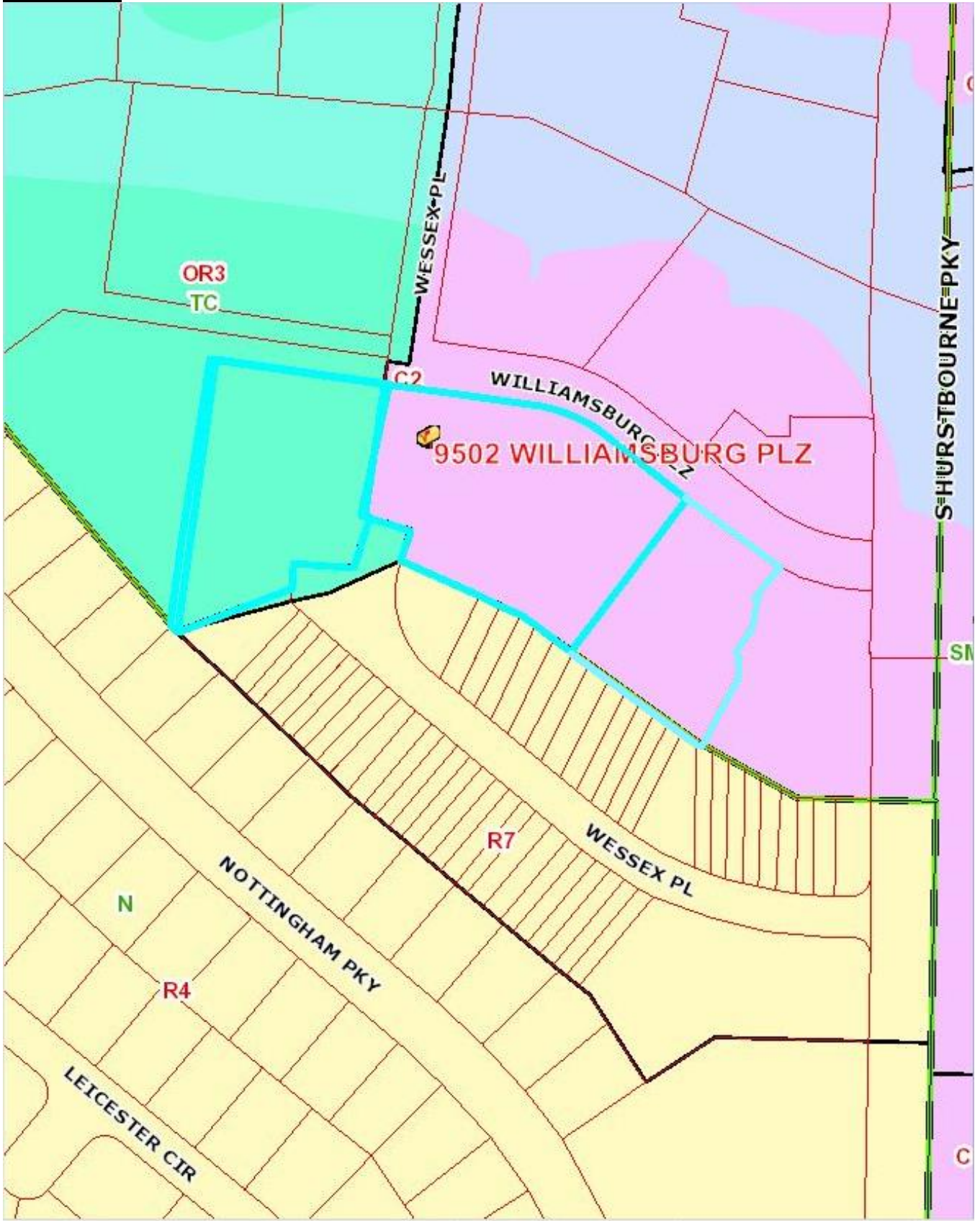
NOTIFICATION

Date	Purpose of Notice	Recipients
04/04/17	Hearing before DRC	Registered neighborhood groups for District 18
04/06/17	Hearing before DRC	1 st Tier adjoining property owners, others who provided testimony on past zoning cases.
06/02/17	July 19 Hearing before DRC	1 st Tier adjoining property owners, others who provided testimony on past zoning cases and President of Hurstbourne Town Homes Residents Association, Inc
07/06/17	July 19 Hearing before DRC	Registered neighborhood groups for District 18

ATTACHMENTS

1. Zoning Map
2. Aerial
3. Existing Binding Elements
4. Proposed Changes to Binding Elements

1. Zoning Map



2. Aerial



3. Existing Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s), or development plan revisions and all landscape plans shall be submitted to the Planning Commission or the Planning Commission's designee, and to the City of Hurstbourne for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading but excludes demolition and associated site work) of each site or phase of this project, the applicant, developer or property owner shall obtain approval (including the written approval of the City of Hurstbourne) of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements. Prior to occupancy of any building, Developer must submit a plan for the demolition of all remaining buildings, which plan must describe the physical location of each building to be demolished and the proposed schedule for its demolition. If there remain buildings to be demolished, Developer shall update this information every six months after ordinance approval. The City of Hurstbourne reserves the right to take enforcement action to make sure the remaining buildings are kept in lawful condition.
3. No outdoor advertising signs shall be permitted on the site. Any and all signs (including changes or upgrades to existing entrances), must also be approved by City of Hurstbourne, which must be provided with final renderings. All signs must conform to the City of Hurstbourne sign ordinance.
4. Construction fencing shall be erected when offsite trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, but excluding demolition and associated site work is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works, Metropolitan Sewer District and the City of Hurstbourne.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval by the Planning Commission and the City of Hurstbourne of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter. There shall be no removal of required landscaping without City Commission approval. In the event any tree required to be preserved on the approved Tree Preservation Plan or other required landscaping is removed without written consent of the City, the City may require the owner/applicant to replace with a tree of similar size and age (when cut), or as approved by the City Commission. Any replacement tree or trees shall be such as are deemed adequate by the City to mitigate the impact.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved by Hurstbourne prior to obtaining approval for site disturbance including review of the existing tree canopy along Lots 1, 1 A and 2 along the Wessex Place property line.
 - e. Unless a building permit or a clearing and grading permit is issued within two years from the date of the City of Hurstbourne's approval herein, then the development plan must return to the Planning Commission for re-approval before any work can commence.
 - f. Any plan approval or review required by the City of Hurstbourne will be completed within two weeks of submittal by Developer.

6. Prior to requesting any demolition permit on the site, Developer will submit to City of Hurstbourne for review and approval a construction schedule detailing the timetable for each demolition and construction.
7. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and the City of Hurstbourne.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors, and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. Dumpsters shall be enclosed on three sides within a masonry structure, secured with appropriate lockable door, be lidded and the lids cannot be made of metal.
10. All outdoor lighting shall be directed down and away from adjoining residential properties. Light poles shall not exceed twenty-eight foot in height. Parking lot lighting fixtures shall be fully shielded and shall utilize flat lenses so that no light source (i.e., the lamp within the fixture) is visible from adjacent residential property. All other lighting within the development shall be coach style lighting. Light levels due to lighting on the subject site shall not exceed 0.5 foot candles measured at the property line. At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer or other qualified professional, stating that the lighting of the proposed development is in compliance with this binding element. No outdoor construction or maintenance, parking lot cleaning or sweeping (except snow and ice), shall occur on the property between the hours of 7PM and 7 AM. Construction traffic shall not use City of Hurstbourne streets except for Whittington Parkway, Wessex Place and Williamsburg Plaza.
11. All facades visible from the public right of way shall be clad in brick, stone, stucco, glass, or a combination thereof, rendering to be approved by City of Hurstbourne.
12. The following uses otherwise permitted in Commercial District C-2 shall be prohibited:

- Adult entertainment
- Adult gift shops
- Antique Shops
- Athletic Clubs/recreation facilities over 20,000 square feet
- Auction sales, items transported to site of auction
- Automobile repair garages
- Automobile or motorcycle service station (gas station)
- Automobile or motorcycle sales and rental
- Billiard parlors, game rooms and similar entertainment uses
- Bingo hall and parlors
- Boat sales and related storage
- Bookbinding
- Cleaning, pressing and dyeing establishments
- Coin operated laundry
- Contractors shop Dance halls
- Exposition building or center
- Flea Market
- Fraternities, sororities, clubs and lodges
- Indoor paint ball ranges
- Kennels
- Mini-warehouse/storage facilities
- Monument sales
- Pawn shops
- Pay day lenders
- Plasma, blood collection centers
- Printing, lithographing, or publishing establishments
- Public transportation passenger terminal
- Public utility buildings and facilities
- Refrigerated lockers
- Rubber stamp manufacturing
- Sign painting
- Skating rinks (ice or roller)
- Tattoo, body art and piercing parlors
- Telephone exchanges
- Tourist homes

13. Revised Detailed District Development Plans shall be approved by the Planning Commission or by a Committee designated by the Planning Commission, but must also be approved by the City of Hurstbourne.

14. Upon development of adjacent lots, a unified access, parking and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement and parking throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access and parking agreement to run with the land and in a form acceptable to Planning Commission legal counsel (and the City of Hurstbourne) shall be recorded prior to the time of construction approval for the adjacent property to be developed.

15. Development shall occur in at least two phases. Phase I includes Lots 1, 2, 3, and 4 as shown on the General Development Plan, a copy of which is attached hereto as a part hereof and marked "Exhibit A". Phase II is identified as Lots 5, 6 and 7 on the General Development Plan attached as Exhibit A. Development of Phase I and II are subject to the following conditions:

- a. Wessex Place shall be re-striped as a three lane corridor, with the addition of a center turn lane between Whittington Parkway and Williamsburg Plaza.
- b. Upon submittal to and approval by the City of Hurstbourne of detailed plans for Phase I, the Developer shall redesign/modify the median segments and roadway re-striping along Williamsburg Plaza which will be required to accommodate full access traffic flow at secondary intersections where determined to be appropriate. No median or other structure in the City of Hurstbourne right of way can be removed or modified without the expressed written consent of the City of Hurstbourne.
- c. Prior to request for certificate of occupancy for any portion of Phase II, the dual northbound left turns and required signalization revisions shall be constructed along Hurstbourne Parkway at the intersections of Williamsburg Plaza and Whittington Parkway. No median or other structure in the City of Hurstbourne right of way can be removed or modified without the expressed written consent of the City of Hurstbourne.

If the Hurstbourne Parkway widening improvements included in KTC project number 5-344 are scheduled to be completed by the KTC at a time coincident with Phase II construction, the developer shall not be responsible for the construction of the northbound dual left turn improvements at the Hurstbourne Parkway and Whittington Parkway intersection; similarly, the developer will coordinate with the KTC to accomplish the construction of the second of two dual northbound left turn improvements proposed for the Hurstbourne Parkway and Williamsburg Plaza intersection as part of the KTC's coincident widening project.

d. Upon submittal of first detailed plan for Phase II, a revised traffic analysis (which must be submitted to the City of Hurstbourne as well as Metro Public Works) shall be prepared to evaluate the necessity and limits of the following additional transportation improvements, based on the final projected Phase II traffic impacts:

i) Dual northbound left turn lane addition, signalization and median modifications for the Whittington Parkway and Shelbyville Road intersection, to address extended queue lengths and potential blocking of interior intersections along Whittington Parkway.

ii) Dual eastbound left turn lane addition, signalization and median modifications for the Whittington Parkway and Hurstbourne Parkway intersection, to address extended queue lengths and potential blocking of interior intersections along Whittington Parkway.

iii) Dual eastbound left turn lane addition, signalization and median modifications for the Williamsburg Plaza and Hurstbourne Parkway intersection, to address extended queue lengths and potential blocking of interior intersections along Williamsburg Plaza.

iv) As a result of the dual northbound left turns from Hurstbourne Parkway required for Phase II, the need for new left turn lanes will be required for westbound Williamsburg Plaza into Lot 2 and westbound Whittington Parkway into the proposed access drive with dimensional requirements contingent on detailed plan configuration and final projected Phase II traffic impacts.

16. Developer shall be responsible for any required utility relocations, traffic signal installation or modification, final surface overlay, signage, and striping associated with required road improvements. No median or other structure in the City of Hurstbourne right of way or any signature entrances may be removed or modified without the expressed written consent of the City of Hurstbourne. As applicable to each phase, construction plans, bond, and KTC permit are required by Metro Public Works and the City of Hurstbourne prior to construction approval and issuance of MPW encroachment permit.

17. Developer shall contribute \$60,000.00 towards the mitigation of existing flooding conditions within the City of Hurstbourne. Such payment shall be made within ninety (90) days follow receipt by the Developer of written notice from the City of Hurstbourne that the City has adopted a plan to make drainage improvements and is in the process of obtaining bids and letting contracts for the work to be done in connection with the drainage improvements. Developer to review drainage on site in construction plan approval process to determine if drainage for site can be mitigated or detained. Developer to provide the City of Hurstbourne with all drainage data at all phases of construction plan approval.

18. All street signs shall be installed by the Developer and shall conform to the *Manual on Uniform Traffic Control Devices* (MUTCD) requirements and must be of the same quality and design as exists in the City of Hurstbourne. Street signs shall be installed prior to occupancy of the first building on the street and shall be in place at the time of any required bond release. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure. All street signs must be approved by the City of Hurstbourne.

19. An encroachment permit and bond may be required by the appropriate governmental authority for roadway repairs on all surrounding access roads to the project site due to damages caused by construction traffic activities. No such bond may be released without the agreement of City of Hurstbourne.

20. Prior to applying for a Certificate of Occupancy, or request for release of any bond, the Applicant shall submit to the City of Hurstbourne evidence that all drainage and road improvements to be constructed in the development plan for this site have been fully constructed.

21. The Applicant, its successors and assigns, hereby consents and agrees that the City of Hurstbourne has full right and authority to take any and all appropriate direct legal action against Applicant, its successor and assigns, to enforce these binding elements.

ADDITIONAL GENERAL PLAN BINDING ELEMENTS ONLY APPLICABLE TO LOTS 1 AND 2 ON THE GENERAL DEVELOPMENT PLAN

22. a. That portion of Lot 1, containing approximately 1.9 acres and located at the southeast corner of Hurstbourne Parkway and Williamsburg Plaza, designated as "Lot 1A" on Exhibit A, shall be permitted to have up to two (2) ABC-licensed establishment with the following conditions:

- (1) If two (2) establishments, they shall be contained within a single structure; (2) The ABC license shall be restricted to a restaurant drink license and/or a restaurant wine license, either of which requires that 50% of the restaurant's income be from food sales;
- (3) Outdoor dining shall be limited to the north and east side of any building and shall close at 10:00 PM;
- (4) No drive-through operation shall be permitted except for a bakery/deli concept (such as Panera Bread); and
- (5) Any business located there shall close by 10:00 PM from Sunday through Thursday and by 11:00 PM on Friday and Saturday. No alcoholic beverages shall be sold or served after those hours. No new food orders may be taken after those hours

b. The remainder of Lot 1 and all of Lot 2 shall not be permitted to have any establishment with an ABC license except for (i) a coffee shop with a wine bar provided no more than 50% of total sales are from the sale of wine, (ii) a breakfast/lunch venue (similar to Wild Eggs) provided that at least 50% of total income is from food sale or (iii) such similar uses as may be approved by the City of Hurstbourne. Outdoor dining shall be limited to the north side of any building.

23. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system or drive-thru speakers audible beyond the property line on Lots 1 and 2 (shown on the General Development Plan) abutting the property line of the R7 residential property to the South.
24. Noise from the development shall not exceed 10 decibels above the normal ambient background level beyond the property line of Lots 1 and 2 (shown on the General Development Plan) abutting the R-7 residential property to the South. No odors (food, trash, etc...) from the site may be detectable at the property line on Lots 1 and 2 (shown on the General Development Plan) abutting the R-7 residential property to the South.
25. Outdoor activity: No loading or unloading of merchandise, trash pickup (i.e. dumpster pickup and unloading, pallet or trash removal from the site), nor trash compacting shall occur on the property between the hours of 7 PM and 7 AM
26. Buffer with Residential: The developer shall install a ten (10) foot tall brick or faux-brick (stamped on both sides) masonry wall along the southern boundary of Lots 1 and 2 (shown on the General Development Plan) abutting the property line of the R-7 residential property to the south. This wall shall extend from the right of way line with Hurstbourne Parkway along Lots 1 and 2 and around the dead end portion of Wessex Place right-of-way, final location and design of the wall to be approved prior to construction by City of Hurstbourne. The wall shall be constructed in a manner that will not harm the root systems of the existing pine trees located in the landscape buffer area. Building walls may be incorporated into the brick wall which shall be evaluated by the City of Hurstbourne during the Detailed Development Plan approval process. Prior to issuance of a Certificate of Occupancy for any structure on either Lot 1 or Lot 1A, the developer shall complete construction of the wall along the entire southern boundary of Lot 1 from the right of-way line of Hurstbourne Parkway to the southeasterly corner of Lot 2. Prior to issuance of a Certificate of Occupancy for any structure on Lot 2, the developer shall complete construction of the wall along the entire southerly boundary of Lot 2 from the southwesterly corner of Lot 1 to the southwesterly corner of Lot 2, and, in addition, complete construction of the extension of the wall from the southwesterly corner of Lot 2 around the dead end portion of Wessex Place right-of-way. In any event, the full wall along Lots 1, 1 A and 2, as well as the extension of the wall around the dead end portion of Wessex Place right-of-way shall be completed within 30 months of the issuance of a Certificate of Occupancy for any structure on Lots 1, 1A and 2.
27. Hours of Operation: The hours of operation for all commercial uses located on Lots 1 and 2 (shown on the General Development Plan) shall be limited to the hours from 6 AM to 10 PM, with the exception of the use described in 22(a).
28. No overnight idling of trucks shall be permitted on-site.
29. Delivery Truck Parking On-Site. No delivery trucks with lights, engines, refrigerator motors or similar equipment in operation shall be allowed to park on the property between the hours of 7 PM and 7 AM.
30. Notice of all Detailed District Development Plans, Revised Detailed District Development Plans, Amendment to General Plan Binding Elements, Amendment to Detailed Plan Binding Elements, Conditional Use Permits, Waivers, and Variances affecting Lots 1 and 2 shall be sent at least 45 days prior to a hearing before the Planning Commission, Board of Zoning Adjustment, or Committee thereof, except for Revised Detailed District Development Plans and Amendment to Detailed Plan Binding Elements that meet the criteria for approval by the Planning Director. This notice requirement shall include notice to the President of the Hurstbourne Towne Homes Residents Association, Inc. (aka Wessex Place Condominiums). Applicant shall also provide a copy of any application filed in connection with any of the foregoing to the President of the Hurstbourne Towne Homes Residents Association, Inc. (aka Wessex Place Condominiums) within five (5) days after submittal to Planning and Design Services.

31. A 25-foot wide landscape buffer area shall be provided along the southern boundary of Lots 1 and 2 abutting the property line of the R-7 residential property to the south. The buffer area shall be maintained by the applicant, its successors or assigns. The existing pine trees within the buffer area shall be retained except to the extent any trees are dead, diseased or hazardous, in which case those trees shall be replaced by Developer with like specimens. Developer agrees that Hurstbourne Towne Homes Residents Association, Inc. (a/k/a Wessex Place Condominiums) may plant additional trees within said 25 foot buffer, of the same quality and type, with approval of Developer as to location and planting schedule.
32. No portion of any building located within Lots 1 and 2 (shown on the General Development Plan) shall exceed three (3) stories or forty-five (45) feet in height. Building height shall be determined pursuant to the LDC.
33. No light poles on Lots 1 and 2 shall exceed fourteen (14) feet in height. Permanent parking lot lighting and permanent building-mounted lighting located on Lots 1 and 2 designed to illuminate the ground and parking lot areas, whether freestanding or attached, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground or otherwise down and away from the R-7 residential properties abutting Lots 1 and 2 (shown on the General Development Plan). No building mounted signage on Lots 1 and 2 shall be installed facing the R-7 residential properties abutting Lots 1 and 2 (General Development Plan).
34. Except for development identification signs) temporary leasing signs, way finding signs, construction-related signs, traffic-related signs or directional signs, all freestanding signage on Lots 1 and 2 shall not exceed six (6) feet in height and approved by the City of Hurstbourne.
35. The applicant shall file an application requesting that the portion of "Wessex Place" located within the proposed development be changed to another name, with approval of the City of Hurstbourne, including choice of the street name.
36. No external building construction on Lots 1 and 2 shall be conducted during the hours of 9 PM-7 AM Monday through Saturday. Sunday construction is permitted from 10 AM- 4 PM.
37. Except for (i) emergency fire alarms or activation of other safety alarms, and (ii) occasional cultural or musical events (which must receive prior approval from City of Hurstbourne), no outdoor public address systems shall be permitted on Lots 1 and 2.
38. Rooftop mechanical equipment located on Lots 1 and 2 shall be baffled to mitigate noise and shall be screened from the R-7 residential properties abutting Lots 1 and 2.

4. Proposed Changes to Binding Elements

33. No light poles on Lots 1 and 2 shall exceed ~~fourteen (14)~~ **seventeen (17)** feet in height, **fourteen (14) feet for the pole and three (3) feet for the concrete base**. Permanent parking lot lighting and permanent building-mounted lighting located on Lots 1 and 2 designed to illuminate the ground and parking lot areas, whether freestanding or attached, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground or otherwise down and away from the R-7 residential properties abutting Lots 1 and 2 (shown on the General Development Plan). No building mounted signage on Lots 1 and 2 shall be installed facing the R-7 residential properties abutting Lots 1 and 2 (General Development Plan).