

Binding Elements

1. No Blasting - the homes in this area have been around for a very long time, they are older homes and blasting could cause irreparable harm.
2. Hours of operation for the businesses- 7am to 9pm on weekdays and 8am to 10pm on weekends.
3. No deliveries, trucks, dumpster service between the hours of 7pm and 7am.
4. Any dumpsters shall be screened with masonry wall that matches the building materials. 6' evergreen trees shall also be planted in front of the dumpster screen to diminish its visibility.
5. Screening in place around the pool area to the clubhouse so the pool and occupants are not visible to the residential homes around development. More landscaping buffering should be required next to existing homes.
6. No balconies permitted on the apartment buildings or clubhouse.
7. No drive throughs shall be permitted for any business.
8. The following C-1 uses shall be prohibited. Any amendment to this binding element shall be subject to full Planning Commission review and approval after public hearing.
 - Convenience grocery
 - Auto service and repair
 - Auto rental agencies
 - Car Washes
 - Package liquor stores
 - Gas Station
 - Drug Stores
 - Dry Cleaning, including drop off and on site
 - Grocery Store
 - Hotels, Motels
 - Medical Labs
9. The facade of all buildings in development shall be brick
10. A continuous 8 foot privacy fence shall be installed along the property line of the entire development (enclosing the development) and trees shall be planted every few feet in front the fence that faces the neighbors.
11. Any change in use or amendment to binding elements shall have a public hearing before the Planning Commission and must be approved by Metro Council.