

24 -ZONE-0012

PROPOSED ADDITIONAL BINDING ELEMENTS

By the Park Place Lofts Council of Co-owners, Inc.

1. Lighting and Signage
 - a) All exterior lighting, whether freestanding or attached to any structure, including lot lights and signage lighting, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground.
 - b) No exterior lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.
 - c) All free-standing signage shall be monument in style and shall not exceed six feet in height or 60 square feet in area.
 - d) No signage shall include flashing text, animation, moving graphics, or video.
 - e) All signage shall be externally lit.
2. Loading dock activity shall only be permitted between 7 AM and 9 PM.
3. No idling of trucks shall take place within 200 feet of residences. No overnight idling of trucks shall be permitted on-site.
4. The buffer area along the portion of the site adjacent to Park Place Lofts shall contain a brick wall at least 10-foot tall with a solid row of trees, deciduous and evergreen, between the wall and the Park Place Lofts property.
5. Gates or doors shall be constructed at the Jackson Street and Main Street entrances or exits and shall be locked between 9 PM and 7 AM.
6. The loading dock area shall be fully enclosed with a roof and walls. The façade adjacent to Park Place Lofts property shall contain no openings.
7. The dumpster shall be located within the enclosed loading dock area or in the new building.
8. No access to the dumpster shall occur between 9 PM and 7 AM.
9. No distilling shall occur in the new building.
10. When Main Street becomes a two-way street, all egress onto Main Street shall be a right turn to the east only.
11. Any changes to binding elements must go to the full Planning Commission and to the Metro Council.