Ordinance (2002) 174ZC514
Effective: March 19, 2002

Z-9-02 on the northwest quadrant of **Buffaloe Road and Iron Horse Road.** Approximately 1.65 acres, to be rezoned from Residential-6 to Residential-10 Conditional Use.

Conditions: 03/01/02

1. Development on property shall be limited to a day care for a maximum of 185 children (subject to special use permit approval) or any other uses allowed within the R-6 zoning district.

2. That access to the property be limited to two curb cuts on Iron Horse Road, with no direct access from Buffalo Road.

3. That all mechanical equipment is fully screened from public view and the adjacent properties, and that screening be of a design and materials compatible with those of the associated building.

4. Reimbursements for any future right-of way dedications shall remain at the current R-6 value.

5. The site shall make available a 15' X 20' easement and concrete pad for a bus stop, including shelter, for future transit services in the area. Prior to site plan approval, the transit division requests review and approval of the easement location.

6. Adjourning property owners will be sent preliminary plans of the site for their input prior to submitting for site plan approval with the city.

7. Signage be limited to a single tract identification sign.