

**Z-31-97 Gorman Street**, east and west sides, and Connifer Drive, north and south sides, being Tax Parcels 0793 27 5222 and 0793 26 6731, consisting of approximately 20.4 acres rezoned to Residential-30 Conditional Use District.

Conditions:

1. See Exhibit A for the AREA (1), (2), (3), (4) and (5). Attached to Ordinance
    - 1.1 The AREA (1) will be limited to a maximum of seventy-two (72) dwelling units, retaining the existing structures.
    - 1.2 The AREA (2) will be limited to a maximum of eighteen (18) dwelling units, retaining the existing structures.
    - 1.3 The AREA (3) will be limited to a maximum of forty-eight (48) dwelling units, retaining the existing structures.
    - 1.4 The AREA (4) will be limited to a maximum of forty-eight (48) dwelling units, retaining the existing structures.
    - 1.5 The AREA (4) will be limited to a maximum of two hundred and four (204) dwelling units, retaining existing structures.  
The AREA (4) will be also in addition build a maximum of twenty-four (24) dwelling units. Therefore, the property will be limited to a total maximum of two hundred and twenty-eight (228) dwelling units.
    - 1.6 The AREA (5) will be limited to a maximum of thirty (30) dwelling units. (The requirement for retaining the existing structures shall not apply to act of nature, fire, or other casualty.)
  2. The maximum height of the building will be limited to three floors of forty-five feet.
  3. The minimum roof pitch will be 3/12 for new buildings or for new added third floor on the current existing flat roof structure buildings.
  4. Any new additional parking lots between a street and a building will be screened with split rail fences and evergreen shrubs when new buildings are constructed on any of listed AREAS-(1), (2), (2A), (3), (4) and (5).
  5. The development will comply with CR 7107 (Stormwater Control), when any buildings are rehabilitated to add additional units, or additional buildings are constructed.
- CM\* - The new Conservation Management (CM) areas are exactly shown in the attached survey map (Exhibit B). Attached to Ordinance
- (a) For AREA (4) - CM covers the areas averaging 60 ft. wide between EAST side 20' drainage easement line and WEST side 20' utility easement line.
  - (b) For AREA (2), (2A) and (5) -CM covers the areas averaging 80 ft. wide between EAST side 20' utility easement line and WEST side 20' utility easement line, and including all drainage and creek easement lines.  
(Exhibits are located in the case file located in the Planning Department)