

Z-19-94 Northwestern intersection of Lynn and Creedmoor Roads, being a portion of Map 0797.14, Block 43, Parcel 1435, rezoned to Residential-20 Conditional Use District, according to map on file in the Planning Department. The Comprehensive Plan shall be interpreted to include high-density residential uses at this location.

CONDITIONS:

- A. Development will comply with the provisions of C.R. 7107.
- B. Dumpsters will be screened by enclosures and will not be located within seventy-five feet of the northern and western property lines.
- C. Access points will be located at least 400 feet back from the intersection of the right-of-way lines of Creedmoor Road and Lynn Road.
- D. A development cap of 17.5 units per acre (or 301 dwelling units) will be imposed upon this 17.2 acre tract if it is developed by itself. If however other properties are combined with this tract to create a larger development, allowable residential units from those additional properties may be developed on this tract and the aforementioned development cap may rise to a maximum of 18.65 units per acre (or 320 dwelling units).