

Z-29-91 Saint Albans Drive, western end, north side of I-440, southern end of Lambeth Drive, being Parcel 2, Tax Map 436, rezoned to Residential-4 Conditional Use District and Office and Institution-1 Conditional Use District.

CONDITIONS:

O&I CONDITIONS

1. Buildings to be constructed on the portion of the property that is on the northeast side of, the "height limit boundary" as shown on the "Illustration of Conditions" map ZN-1 shall not exceed three (3) stories in height (45 ft.).
2. Staggered double row of evergreen shrubs to create a 100% opaque screen shall be installed along the northwestern property line for 185 feet +/- from the point where the "height limit boundary" intersects that line northeastward to where it is intersected by the proposed R-4 zoning line. This screen will be installed at the time of the development of the lot that encompasses the location for the screen.
3. Upon development, the rate of stormwater runoff will comply with CR 7107.

R-4 CONDITION

1. A petition by the affected Property Owners will be submitted to close the unconstructed, plotted portion of Lambeth Drive and if approved, a cul-de-sac as illustrated on the accompanying "Illustration of Conditions" Map ZN-1, will be built by the Developer as required for the development of these residential lots or as required by the preliminary Subdivision for this parcel.