

**Z-57-95 US 70 West and Leadmine Road**, northwest corner of the intersection. Approximately 2.15 acres rezoned to Office & Institution-1 CUD.

Conditions: (Dated 7/27/95)

1. Parcel 0796.19 60 5699 shall be used to provide:
  - a. A new private access point to Lead Mine Road opposite North Hills Drive to serve it, the Royal Hills Apartments and the existing office building. An appropriate cross access agreement will be submitted to and approved by the City Attorney providing for such shared access prior to issuance of any building permit or authorization to record a recombination plat which ever occurs first.
  - b. Only all uses allowed in the R-10 district with the residential density limited to ten (10) dwelling units per acre will be on the portion of the parcel that will be on the West and Northwest sides of the access driveway described in 1a. The remaining portion of the zoned property can contain uses allowed in the O&I-1 district.
2. The existing driveway accesses to Lead Mine Road serving these parcels will be closed and appropriate curb, gutter and paving installed in their place simultaneously with the opening of the new private access point.
3. The existing office building will be limited to a building footprint of 7,025 square feet.
4. City Council Site Plan approval is required in order to implement the new access and close the existing driveway per Conditions 1 and 2 above. Therefore, within three (3) months of the date of zoning approval, a Preliminary Site Plan will be filed for approval by the City Council illustrating these changes. Within nine (9) months of the date of Preliminary Site Plan approval, the modifications to the access will be implemented.