

ORDINANCE (1997) 208 ZC 421
Effective: October 8, 1997

Z-78-97 Spring Forest Road, northwest side, opposite Springfield Commons being Tax Map Parcel 1717.17 10 0694. Approximately 8.7 acres rezoned to Office and Institution-1 Conditional Use.

Conditions: (10-1-97)

A. Prior to the issuance of any Certificate of Occupancy, a 25 foot minimum width Transitional Protective Yard will be provided along the western and northern common boundary lines with the adjoining parcel currently developed as The Lakes Apartments and known as PIN # 1717.10 00 3839. This Transitional Protective Yard shall provide a transitional buffer for the adjacent development.

B. Any congregate care facility developed on the site shall be limited to a 5 acre portion of the tract further identified on the attached Exhibit C-1. Otherwise, only O&I-3 uses shall be allowed on the entire 8.7 acres.

C. There will be no new driveway cuts requested onto Spring Forest Road.

D. Upon development, stormwater shall be managed in conformance with CR-7107.

E. The maximum height of any congregate care development shall be limited to three (3) stories which shall not exceed 40 feet in height.

F. Within a 25-foot wide strip along the subject property's Spring Forest Road frontage, existing vegetation shall be protected in accordance with the protection requirements of the SHOD-2 Overlay District as set forth in Code Sec.10--2059 (e)(2)b.2. (ii), June, 1997 supplement.