

**Z-56-95 and MP-2-95 Smith Estate/Lead Mine Road**, east and west sides, beginning approximately 1,400 feet north of North Hills Drive, being approximately 158 acres rezoned to the Planned Development Conditional Use Overlay District:

Conditions: (8/22/95)

1. No development shall take place on the property described in Section D of this application except in general accordance with the Master Plan and amendments thereto, and accompanying conditions approved by City Council.
2. Other conditions:
  - a. No more than 53 acres of R-4 uses shall be allowed; no non-residential or residential-related services shall be permitted in this area.
  - b. No more than 56 acres of R-6 uses shall be allowed.
  - c. No more than 23 acres of O&I-1 uses shall be allowed, but no more than 530,000 square feet floor area gross.
  - d. No more than 28 acres of O&I-2 uses shall be allowed, but no more than 870,000 square feet floor area gross.

All use allocation shall be located as generally depicted in the Master Plan.
3. If the Master Plan is never implemented, the underlying (R-4) zoning shall control.
4. Compliance with CR 7107 shall be a condition of all development that may occur in areas of use of R-6 or higher intensity use.
5. For reimbursement purposes, value of right-of-way dedicated for public streets shall be based on R-4 zoning.