

**Z-120-96 Blue Ridge Road**, north side, opposite Carovel Court, being map 0785.16, Block 84, Parcel 7965. Approximately 2.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (12/23/96)

1. Stormwater control shall be in accordance with C. R. 7107.
2. Right-of-way dedication on Blue Ridge Road, if required in site plan/subdivision approval, shall be reimbursed at R-4 residential value.
3. Building height shall be limited to a maximum height of 50 feet with three occupied stories.
4. To supplement yard spaces otherwise required by the Code, a 50 foot building setback line shall be maintained along Blue Ridge Road as measured from the right-of-way line established in the site plan or subdivision review process provided that, the right-of-way for Blue Ridge Road does not exceed ninety (90) feet. If the right-of-way for Blue Ridge Road is increased to more than ninety (90) feet then the setback line shall be reduced from fifty (50) feet. The amount of setback width reduction shall equal one foot for each one foot that the Blue Ridge Road right-of-way exceeds ninety (90) feet. (For example, a right-of-way width of 100 feet results in a building setback of forty (40) feet in width).
5. To supplement the landscaped streetyard required along the Blue Ridge Road right-of-way, evergreen shrubs and understory trees shall be added as follows:  
one evergreen shrub for every five (5) linear feet of right-of-way frontage on Blue Ridge Road; and one flowering understory tree for every fifty (50) linear feet of right-of-way frontage on Blue Ridge Road.

Evergreen shrubs for the purpose of this condition shall be a minimum of eighteen (18) inches in height at the time of planting and achieve a height of thirty (30) inches in three growing seasons.

Understory trees for the purpose of this condition shall be varieties of Dogwood, Red Bud or Crepe Myrtle and be a minimum height of six (6) feet tall at planting.

These supplemental shrub and understory trees may be planted either in a straight line or massing pattern.

6. The gross square footage of office floor space shall not exceed a floor area ratio of 0.5 as established by the existing square footage of the subject parcel.

7. To supplement required transitional protective yards along the side property lines with parcels 0785.16-84-5870 and 0786.12-85-8291 southern magnolias shall be planted as the required tree planting at the rate prescribed by the Code for the first one-hundred (100) feet of transitional protective yard depth off of the right-of-way of Blue Ridge Road.

8. Exterior building wall finishes for any building shall consist of either brick, glass, drivet, smooth finished precast concrete, stone or stonelike material or combinations thereof.