

**ORDINANCE (1996) 951 ZC 395**  
**Effective: September 3, 1996**

**Z-74-96 Pine Knoll Drive**, east side, extending past its southern terminus, west of Capital Boulevard, being Map 1725.10 06 7864 and 6573, and Map 1725.09 26 3577 and a portion of 1215. Approximately 10.7 acres rezoned to Shopping Center Conditional Use.

Conditions: 8/14/96

1. That a 20 foot minimum building setback be established between the buildings on Parcels 26-3577 and 26-1215 and Pine Knoll Drive.
2. The storm drainage system for the R-6 portion of Parcel 26-1215 to be developed shall be designed such that the post-development discharge is released at a rate (CFS) equal to or less than the rate expected if the site were developed at the current Residential-6 zoning or the rate expected of all of the existing zoning, whichever is greater. This guideline shall be met for two and ten year frequency storms.
3. Future right-of-way needed for the widening of Pine Knoll Drive will remain at the current (Residential-6) values.