

Z-11-91 Strickland Road, north side, extending to the south side of Baileywick Road, being Parcel 308, Tax Map 302, rezoned to Shopping Center Conditional Use District.

REVISED AND NEW CONDITIONS

REVISED CONDITIONS

Modify existing Condition 1 as follows:

1. A storm drainage system will be designed for the property such that the post-development discharge is released at a rate (CFS) equal to the rate expected were the site zoned Residential-4 and developed in 1/4 acre lots.

NEW CONDITIONS

Add Conditions 6 and 7 below.

6. The total square footage of retail uses for this site shall not exceed 300,000 square feet.
7. Building heights shall not exceed 75 feet.

Conditions:

1. A stormwater management plan shall be prepared and be subject to approval by the City Conservation Engineer prior to the issuance of land use permits. This plan will address the manner by which stormwater run-off will be controlled to reduce impacts upon adjacent residential properties.
2. Private access will be limited to no more than three (3) onto Strickland Road, and no more than two (2) onto Baileywick Road. There shall be a minimum of 300 feet between all access points.
3. A buffer area shall be provided as the property is developed along existing Baileywick Road for the entire frontage of Tracts 2 and 3 along Baileywick Road. A staggered double row of evergreen shrubs to create a 100% opaque screen to a height of 5 feet will also be provided. The opaque screen shall be positioned on the development side of the buffer. The width of the buffer area shall be as follows:

Beginning at a point (Point A) along the proposed right-of-way line for Baileywick Road, Point A being located at the common corner of Tracts 1 and 2 on Baileywick Road, the buffer area shall be 50 feet wide. The buffer area shall be 50 feet wide from Point A to Point B. Point B being located along the proposed right-of-way line for Baileywick Road 750 feet east of Point A. From Point B to Point C the width of the buffer area shall decrease in a uniform taper to a width of 25 feet at Point C. Point C is located along the proposed right-of-way line for Baileywick Road 175 feet west of the easternmost common corner of Tract 3 along Baileywick Road at Six Forks Road. From Point C to the

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intersection of the Baileywick and Six Forks Road right-of-ways, the width of the buffer area shall be 25 feet.

The width of the buffer area shall be measured perpendicular to the right-of-way line for Baileywick Road. Within the buffer area, as defined above, seventy-five percent (75%) of the existing trees 6 inches in diameter and larger (measured at breast height dbh) shall be retained.

During site plan approval a determination will be made as to whether to install a standard sidewalk or an eight-foot wide asphalt pathway within this buffer area.

A conceptual illustration of the buffer area is provided on plan ZC-1c dated 15 February 1991 Six Forks and Strickland Road Illustration of Conditions.

4. Unity of development criteria for the total project addressing building materials, features and colors along with sign criteria shall be submitted to the City in conjunction with the initial request for site plan approval. This criteria shall apply to all phases of this project to assure that similar materials, features and colors are used throughout the project.

5. Fuel storage tanks will not be placed within a distance of 200 feet off of the existing property line on Baileywick Road along the entire frontage of Tracts 2 and 3 on Baileywick Road.