

**Z-23-1246452**  
**Staff Recommended Conditions**  
**Revised 11/06/2023**  
**1481 LaVista Road**

1. No more than three (3) single-family detached dwellings shall be constructed in general conformance to the lot shapes and dimensions provided with the submitted site plan dated 04/20/2023. A minimum lot area of 9,500 square feet shall be provided for each lot, with the exception that said lot areas may be reduced only to provide necessary right-of-way dedications required by the Department of Transportation and for streetscape/landscaping improvements as required by Section 5.4.3. of the Zoning Ordinance.
2. At least two (2) of the three (3) proposed lots shall have access to Shepherds Lane via a shared driveway as approved by the Department of Transportation.
3. A crosswalk shall be installed at the southwest or southeast corner of Lavista Road and Shepherds Lane to connect with the sidewalk on the opposite side of Lavista Road. The crosswalk shall include ADA ramps with a dedicated pedestrian signal (with call button) at each end, in coordination with the Department of Transportation.
4. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.