

Z 18 1235209 BOC CONDITIONS

- 1) Site shall be zoned R-75 District to develop up to a maximum of 13 single-family detached lots as shown on the conceptual site plan submitted to the Planning Department on October 12, 2018.
- 2) Must comply with minimum 20% open space requirement, of which 50% must be “enhanced” as defined in Section 5.5.3 (Open Space Standards) of the Zoning Ordinance. Detention pond cannot be counted as open space unless designed as a water feature.
- 3) Complete plat approval process for the subdivision of property.
- 4) Flakes Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6 foot sidewalks, 5 foot landscape strip, streetlights on back of sidewalk and bike lanes.