

Z-19-1235180

Recommended Conditions

1. The rezoning shall be subject to the site plan revision dated 5-21-19 and submitted to the Planning and Sustainability Department on May 24, 2019.
2. Limit the use of the property for a heavy contractor's office only in the existing building located at 1422 Rock Chapel Road with no outside storage.
3. Landscape Buffer between the street and the existing building located at 1422 Rock Chapel Road, with no land disturbance permitted except for the installation of a commercial curb cut, signage and utilities.
4. All trucks on the property must be owned by the owner of the business. No leasing space for commercial trucks by other owners.
5. No more than 12 parking spaces as depicted on the submitted site plan for parking of owner's trucks.
6. Provide a 100-foot undisturbed buffer along the north and east property lines adjacent to residential zoned property.
7. No on-site and/or outside storage permitted on property.
8. The use of the property at 1450 Rock Chapel Road shall be limited to the following uses:
 - a. Mini-Warehouse Self-Storage
 - b. Heavy Contractor's Office with a 75 ft landscape buffer within the front yard setback with no land disturbance permitted with no land disturbance permitted except for the installation of a commercial curb cut, signage and utilities.
 - c. General Office Space
 - d. Trade Shop with no outdoor storage
 - e. Landscape Business