

Motion Sheet for Zoning Case C14 2007 0087 (Item #110)

ZAP Commission Recommendation	City Council Action on 1 st Reading	Applicant's Request
<p>Approved LR CO zoning with the following conditions</p> <p>1) A 25 foot undisturbed vegetative buffer along the northeast and eastern property lines to provide separation from the existing SF 2 zoning/single family residential uses</p> <p>2) The conditions of the Transportation Impact Analysis (TIA) for this case be adopted and placed in a public restrictive covenant</p> <p>3) A 50 foot building setback from the north and east (SF 2 zoned) property lines</p> <p>4) No parking spaces will be permitted within the area 50 feet from the east/ SF 2 zoned property line</p> <p>5) The applicant will construct a 6 foot masonry fence along the north and eastern SF 2 zoned property lines</p> <p>6) A 30 foot height limit on the site 64 feet from the SF 2 zoned property lines</p> <p>7) The applicant will provide a bio filtration pond on the site for the proposed development</p> <p>8) The following uses will be prohibited Plant Nursery Service Station and Urban Farm</p>	<p>Approved GR zoning without conditions</p>	<p>To accept the Zoning & Platting Commission's recommendation of LR CO zoning with the following changes</p> <p>1) The applicant will construct a 6 foot <u>solid wood fence with masonry posts</u> along the eastern SF 2 zoned property line</p> <p>2) A public access easement shall be provided between the terminus of Josh Ridge Boulevard and Harris Ridge Boulevard with two access points at Harris Ridge Boulevard as generally depicted on the preliminary site plan</p>

Applicant's Request for LR CO Zoning with Conditions

The proposed conditions of this zoning case can be included in the following legal documents

Zoning Ordinance	Public Restrictive Covenant	Private Restrictive Covenant
<p>1) A 25 foot undisturbed vegetative buffer along the northeast and eastern property lines to provide separation from the existing SF 2 zoning/single family residential uses</p> <p>2) A 50 foot building setback from the north and east (SF 2 zoned) property lines</p> <p>3) No parking spaces will be permitted with the area 50 feet from the east/ SF 2 zoned property line</p> <p>6) A 30 foot height limit on the site 64 feet from the SF 2 zoned property lines</p> <p>7) The applicant will provide a bio filtration pond on the site for the proposed development</p> <p>8) The following uses will be prohibited Plant Nursery Service Station and Urban Farm</p>	<p>1) The conditions of the Transportation Impact Analysis (TIA) for this case</p> <p>2) The applicant will construct a 6 foot solid wood fence with masonry posts along the eastern SF 2 zoned property line</p> <p>3) A public access easement shall be provided between the terminus of Josh Ridge Boulevard and Harris Ridge Boulevard with two access points at Harris Ridge Boulevard as generally depicted on the preliminary site plan</p>	<p>1) Walking trail with (4) benches in the detention pond nearest to the single family homes</p> <p>2) Provide additional 2 trees on certain lots for the homeowner's side of the lot line adjoining the development if needed (from a list of 6 different trees to choose from)</p> <p>3) The dumpster pad site at the Grocery will be fully enclosed in the air conditioned space of the storage at the back of the grocery building. The dumpster is fully enclosed inside the building in other words no odor of any kind or rodent problem</p> <p>4) The roof top units (ind/or) and compressor units will be either inside the building or located furthest away from the residences (approximately 150 ft plus to the nearest home in the cul de sac)</p> <p>5) Provide an island (approximately 10 ft x 15 ft) median break with city approval at the entrance from Josh Ridge Boulevard at the private drive with vegetated landscaping (ideally flowering bed of roses and shrubs)</p> <p>6) The height of the rear wall of the grocery store is approximately 26 feet</p> <p>7) The Grocery will not be a 24/7 use</p> <p>8) There will be security provided</p> <p>9) Automotive Repair Services (not to include automotive repairs however would allow tire sales and tire installation only)</p> <p>10) There will be signage to route all trucks to exit out to Farmer Lane away from the neighborhood with COA approval</p>