

RZP-2023-132 Conditional Notes

1. Approved uses on site, including those under prescribed conditions per the UDO are limited to:
 - Art Gallery
 - Office
 - Childcare Center
 - Childcare Center, Large
 - Community Center
 - Cultural Facility
 - Educational Facility – Preschool
 - Government Office/Facility
 - Place of Worship
 - Food Pantry
 - Conservation Area
 - Community Garden
 - Private Recreation Club
 - Public Park
 - Real Estate Project Sales Office
 - Childcare Center, Accessory to Employment
2. New structures shall have a 40' maximum height as measured and described by the ordinance and shall be limited to two (2) stories.
3. The petitioner will comply with the Post Construction Stormwater Regulations of the Unified Development Ordinance (UDO).
4. To the extent that any existing building, site element or structure located on the site or any existing use being made of any land, building, site element or structure on the site fails to meet current UDO requirements, such existing structure, element, building and use shall be permitted to remain and continue on the site without having to meet current ordinance requirements until such time as the existing use is discontinued or the existing building or structure is demolished. Minor restriping for a reconfigured internal drive shall be allowed as part of proposed development without requiring compliance of existing parking spaces.
5. At such point when the existing use is discontinued or the existing building or structure is demolished and full site compliance is triggered, the required 25' Class B Landscape Yard shall be provided in its entirety adjacent to Neighborhood 1 Place Types.