

**EXISTING DRIVEWAY** 

**CONNECTION FOR** 

- SEE CROSS SECTION ON SHEET RZ-2)

EXISTING TREES

I. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping

section set out on the Illustrative Rezoning Site Plan. At a minimum, the landscaped area shall meet the planting requirements of a Class C buffer. A 6 foot tall wooden privacy fence shall be installed within the 20 foot wide landscaped

3. The two existing approximately 27 inch oak trees located on the Site in close proximity to Mockingbird Lane shall be

college's hours of operation and demand for parking spaces will not substantially overlap with the medical/general office building's hours of operation and demand for parking spaces. Additionally, the medical/general office building's hours of operation and demand for parking spaces will not substantially overlap with the for sale attached dwelling units' demand for parking spaces. Accordingly, the differing uses on the Site will operate under a shared parking agreement utilizing the parking schedule and ratios set out in Paragraph 3 below, which shared parking agreement is subject to the approval of the Zoning Administrator.

2. The maximum height of any free standing lighting fixture (including its base) installed on the Site may not exceed 20 feet. All free standing lighting fixtures installed on the Site shall be capped and the illumination downwardly directed so that the direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles,

Individual tenant identification signs for any office users located on the Site shall not be considered or counted towards

final site and architectural construction plans and designs and to any adjustments required for approval by the City of

IIII 1 7 2006 🔟

( IN FEET ) 1 inch = 40 ft.

Checked by Drawn by Date Drawn 03.20.06 Revisions \05.23.06 PER PUBLIC HEARING 2\06.23.06 PER

60746

©Copyright
The use of these drawings

without written permission from the architect/engin-

will be subject to legal

见厅

HS.

古片

Project No.

ASSOCIA

STAFF PRE HEARING ANALYSIS Sheet

RZ-1

