

CITY PLAN BOARD RECOMMENDED CONDITIONS
(Modified)

Condition: 1.

The Planned Development zoning shall ensure development and maintenance of the conservation area in a manner consistent with the environmental characteristics of the area and the comprehensive plan.

Condition: 2.

A Conservation Easement shall be executed during the rezoning process to address development activities, allowable uses, a management plan and maintenance of the easement.

Condition 3.

Except as provided herein and in the PD rezoning, the land use standards shall be in accordance with the Office land use designation in the Comprehensive Plan. The PD rezoning shall address specific allowed uses relative to the broader land use category listed herein.

Condition 4.

The Planned Use District shall allow the following maximum intensity of uses:

1. The Skilled Nursing Facility shall have a maximum of 80,000 square feet of floor area with a maximum of 400 beds.
2. The Assisted Living Facility shall have a maximum of 80,000 square feet of floor area.
3. A maximum of 20,000 square feet of floor area shall be allowed for Medical and general Office uses.

Condition 5.

In addition to the amount of open space set aside by the Conservation land use, the development should provide a minimum of 5 percent of the PUD portion of the property as active useable open space within easy access to residents.

Condition 6.

The PD shall require building placement and orientation along SW Archer Road as part of the first phase of the development. The PD shall also prescribe additional regulations concerning setbacks, build-to line, building orientation, design and street frontage development. The PD shall provide development standards for street frontage development along Archer Road, SW 47th, Street and other internal roads.

Condition 7.

The PD rezoning shall establish standards for tree protection and preservation, upland development and required useable open space.

Condition 8.

The PD zoning shall provide for the design and implementation of safe adequate and efficient transportation network to the subject property and surrounding development consistent with the Comprehensive Plan.

Condition 9.

~~The PD zoning shall provide a minimum of 50 feet of right-of-way to facilitate needed and planned transportation routes to surrounding areas. Replace Condition #9 with the following:~~
The PD zoning shall provide adequate right-of-way for construction of SW 47th Street to accommodate needed and planned transportation routes to surrounding areas.

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Condition 10.

The PD zoning shall ensure a designed that would facilitate implementation of a gridded street system and allow connectivity routes to adjacent and surrounding developments. Additionally, the development shall be required to participate proportionally towards the placement and construction of mass transit stops commensurate with its impact and use of mass transit.

Condition 11. (New Condition)

The transportation impacts shall be evaluated based upon impacts for the proposed development for the entire project rather than for individual phases.