

## **IN RE: Fleming Street Medical Office Building Rezoning (File # P20-41-CZD)**

### **List of Uses & Conditions**

#### **I. Stipulated Uses:**

**Only the following uses are authorized for the referenced development:**

- Offices, business, professional and public
- Personal services consistent with the purposes of this classification, such as medical & dental labs and clinics, opticians & optical services and prosthetics & orthopedics

#### **II. Conditions:**

**(1) Shall Be Attached to the Conditional Rezoning and Satisfied Prior to Issuance of Final Site Plan Approval:**

1. That the building be relocated on the site plan to sit on the front setback line and that the parking located at the front of the property be relocated to the side and rear of the site plan to conform to the Comprehensive Plan's guidance to use a "minimal front setback" and limit parking to the "rear and side only."
2. That a stormwater management plan be submitted by the applicant demonstrating compliance with Chapter 24 Article 3: Stormwater Ordinance in the City Code of Ordinances.

**(2) Shall Be Attached to the Conditional Rezoning:**

3. Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.
4. That the existing type B buffer along the western property line of parcel number 9569601454 and the existing buffer along the western property line of parcel number 9569601341 be preserved during the redevelopment of the site in accordance with Section 15-4 Existing Vegetation of the City's zoning ordinance.
5. That site lighting be dark sky compliant

With their signatures below, Applicant and Property owner indicate their consent to these conditions.

Applicant: Carleton Collins

Signature:\_\_\_\_\_

Printed Name:\_\_\_\_\_

Date:\_\_\_\_\_

Property Owner: CCP Fleming LLC

Signature:\_\_\_\_\_

Printed Named:\_\_\_\_\_

Date:\_\_\_\_\_

Title within LLC:\_\_\_\_\_