

LIST OF USES & CONDITIONS:

Fleming Street Medical Office Building Rezoning (File # P20-41-CZD)

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:

City Initiated Conditions:

1. That the building set-back requirements be reduced from 30' to 10' along the Fleming Street property edge and from 10' to 0' along the 9th Avenue property edge. Furthermore, that the building be sited on the 10' Fleming Street setback and the 0' 9th Avenue setback accordingly and that the parking be relocated to the side and rear of the site plan.
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.
3. That site lighting be dark sky compliant.
4. That the existing type B buffer along the western property line of parcel number 956-960-1454 and the existing buffer along the western property line of parcel number 956-960-1341 be preserved during the redevelopment of the site. Furthermore, that this combined existing buffer be supplemented with 5 additional broadleaf canopy trees and 25 evergreen shrubs. All vegetation preserved and planted within this buffer shall be maintained in accordance with Section 15-4 Existing Vegetation of the City's zoning ordinance.

Applicant Initiated Conditions:

5. N/A

(2) Shall Be Attached to the Conditional Rezoning:

1. Final plans for the project shall comply with approved plans, the conditions agreed to on the record of this proceeding and all applicable provisions of the Hendersonville Zoning Ordinance and Code of Ordinances.

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

Applicant: Carleton Collins

Property Owner: CCP Fleming LLC

Signature:_____

Signature:_____

Printed Name:_____

Printed Named:_____

Date:_____

Date:_____

Title within LLC:_____