

Staff Recommendation:

Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of C-N zoning and R-10(c) zoning as submitted by the applicant. This would translate into 15.34 acres being rezoned to C-N, and 1.20 acre strip of R-10(c) zoning having the following conditions:

- (1) No motorized vehicular access to West Stanfill Street, except for golf cart paths as approved by the City Engineer.
 - (2) This area shall otherwise remain undisturbed in a primarily natural vegetated state. At the time of development of the adjacent C-H zoning area, there shall be a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet within this R-10 area. Existing vegetation may be counted toward these minimums, but additional evergreen plantings may be required at the time of development.
 - (3) There shall be no non-governmental signage in this area.
 - (4) Future stormwater management areas may encroach no more than 10' into the southern portion of this 50' strip.
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