

## H2167 Brightwork Real Estate

### Petitioner Proposed Revised Conditions of Approval

5. A waiver of the frontage road is granted due to the inability for connectivity to the existing frontage road system to the north. However, the petitioner shall provide a stub out to the northern property line to facilitate a future connection to the frontage road. The petitioner shall grant an access easement for the benefit of the public to allow for the use of the internal driveways by the public so that the internal driveways provide the ability to interconnect adjoining properties as intended by the frontage road requirement.
  
12. The petitioner shall provide thirty-five (35 ~~30~~) foot wide buffer along Pinehurst Drive where the site abuts residential property. The buffer shall be screened at 80% opacity and enhanced where necessary. If the native vegetation is damaged or destroyed, the petitioner shall install a 6' PVC fence where the site abuts residential property and the vegetation shall be replaced at 80% opacity at the time of installation.
  
17. C-2 uses shall be limited to the following:
  - Drive-in restaurants
  - Tire and automotive accessory establishments (limited to 4 bays)
  - Automotive Specialty establishments
  - Veterinarian and animal clinics or hospital service establishment