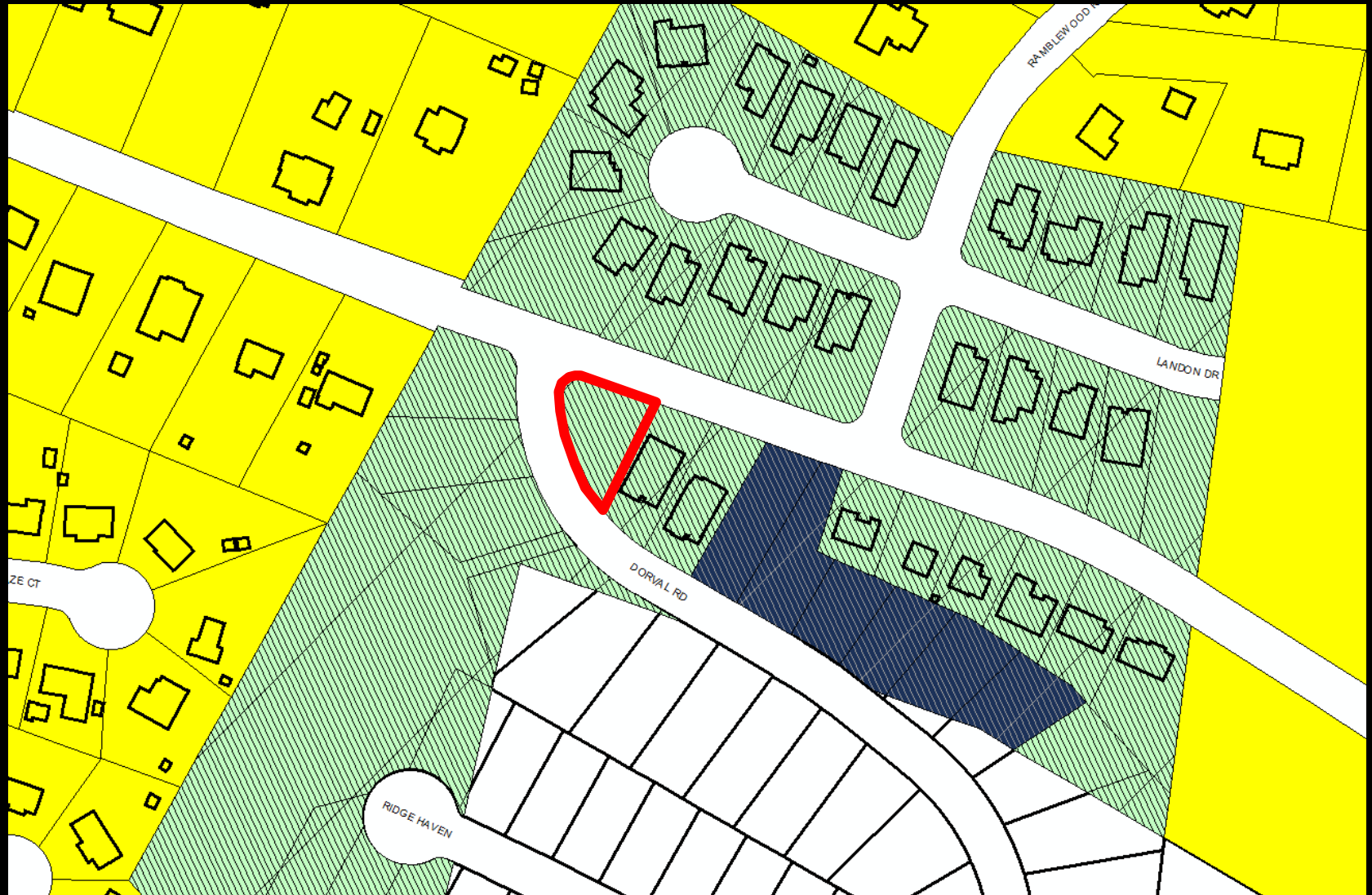


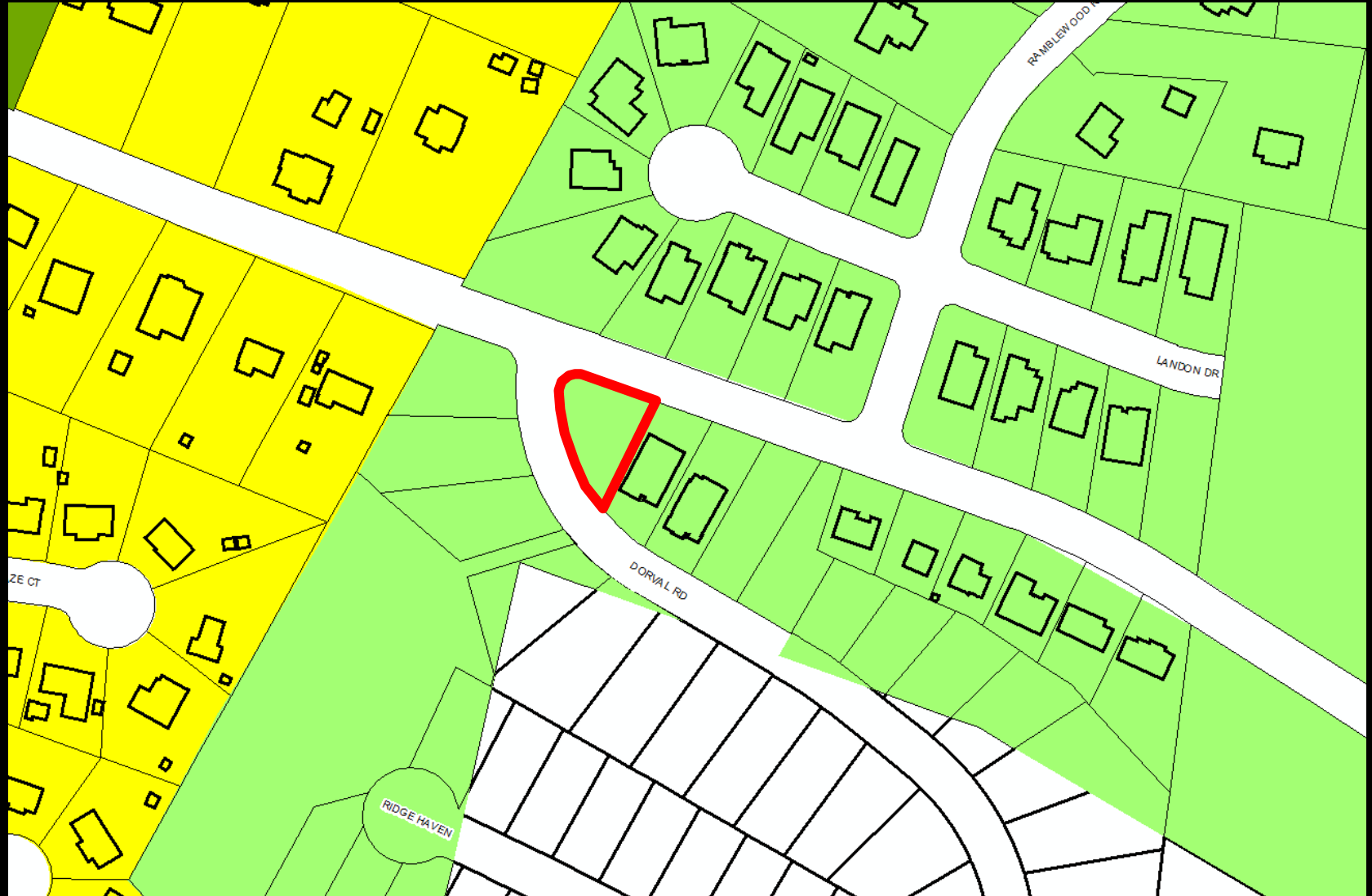
Rezoning – 2720 Dorval Road

R-2C to R-8C



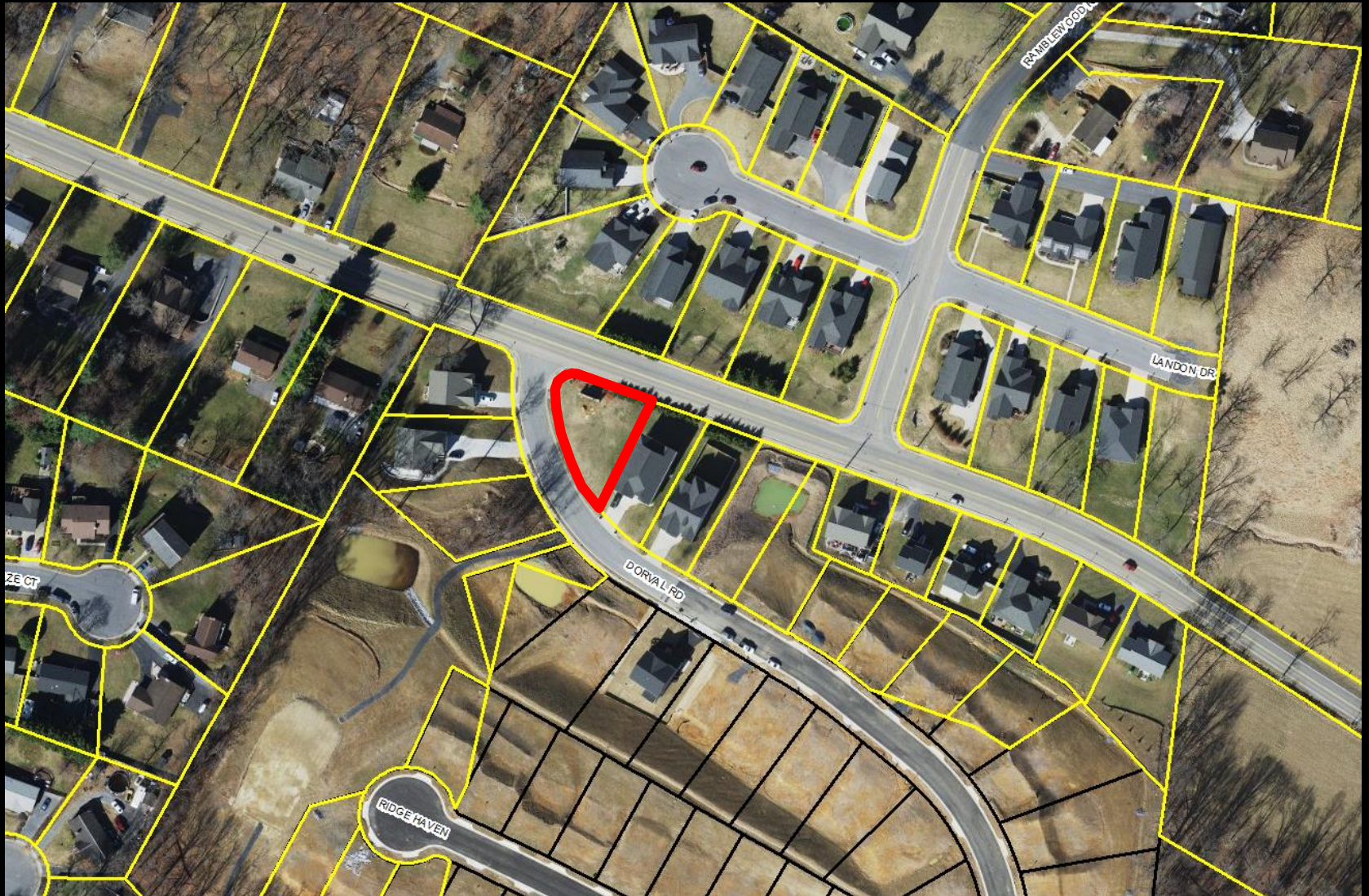
Rezoning – 2720 Dorval Road

R-2C to R-8C



Rezoning – 2720 Dorval Road

R-2C to R-8C





STOP

DORVAL RD
GREENVALE

STOP

Ryan
HOMES

The
crossings

INGLE FAMILY
HOMES
PPER \$300S

10581 426-3357 (888) 426-3357 (888) 426-3357



Proffers Summarized

- Duplex dwellings are prohibited.
- Area and Dimensional Regulations:

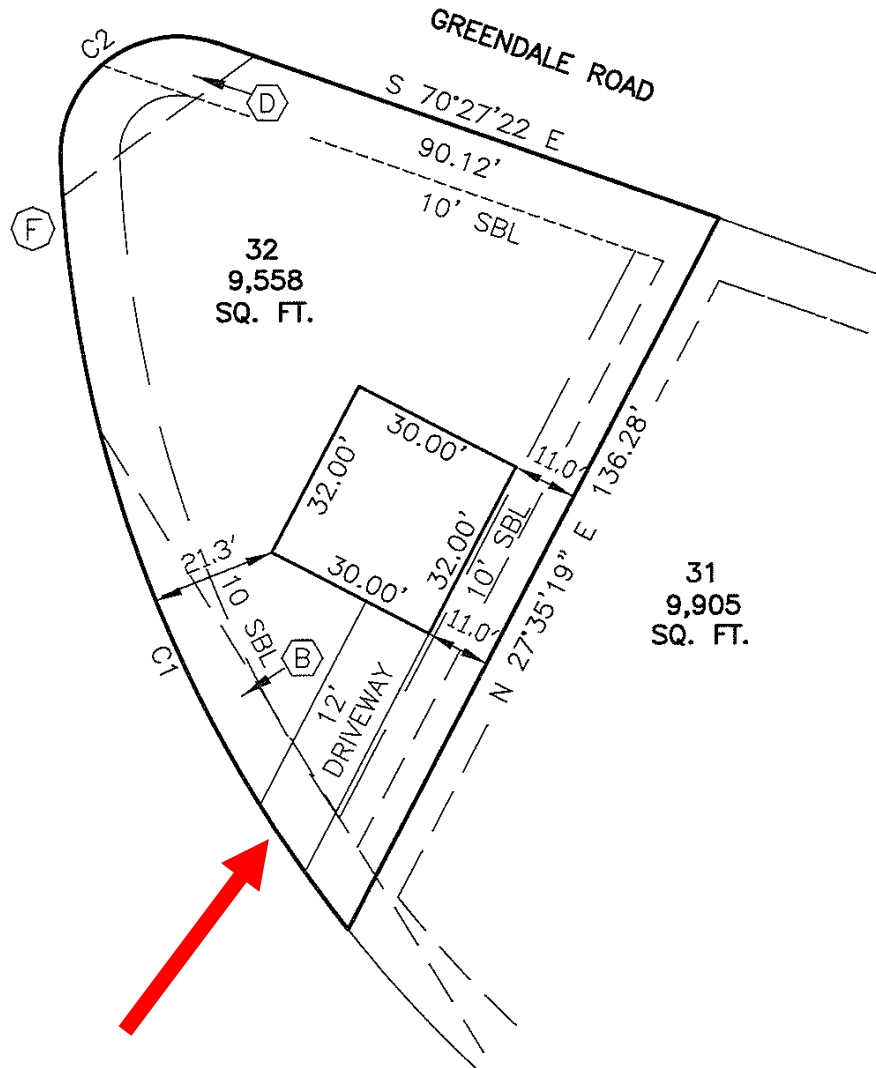
| | Minimum Feet | | | | | Maximum | |
|--|--------------|-----------|------------|-----------|-----------|---------|--------|
| Lot Area Sq. Ft. | *Lot Width | Lot Depth | Front Yard | Side Yard | Rear Yard | Stories | Height |
| Single-Family Detached: 7,000 | 60 | 100 | 10 | 10 | 20 | 3 | 35 |
| Other Uses: 6,000 | 60 | 100 | 10 | 10 | 25 | 3 | 40 |

- The driveway entrance will be located away from the intersection of Dorval Road and Greendale Road as generally illustrated on the attached work sheet labeled Exhibit A.

Exhibit "A"

OPTION 3

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 20.00' | 38.98' | 33.10' | N 53°42'11" E | 111°40'55" |
| C2 | 225.00' | 142.39' | 140.02' | N 20°15'42" W | 36°15'29" |



Recommendation

Staff and PC (7-0) recommends approval of the rezoning from R-2C to R-8C.