

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 3 CONDITIONAL OVERLAY DISTRICT PROVISIONS

The requirements of Section 36-421., General retail district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

1. Self-service storage facilities and commercial off-street parking lots and structures are the only uses permitted in the General Retail District. All other uses are prohibited.
2. The subject property shall be administratively combined following the current Subdivision Regulations.
3. Allen Place must be overlaid with 1-1/2 inches of asphalt along the property frontage that ties into the public improvements for the cul-de-sac or turnaround. This will require public improvement plans. Public improvements must be constructed or escrowed prior to approval for a building permit.
4. A cul-de-sac or turnaround is required at the end of Allen Place. This will require public improvement plans. Public improvements must be constructed or escrowed prior to approval for a building permit.
5. Sidewalk is required to be constructed along the entire length of the property frontage in right of way or in a sidewalk easement on private property. A fee in lieu of sidewalk construction may be applied for through the Administrative Review Committee.