

3. In the event East 11<sup>th</sup> Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11<sup>th</sup> Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway materials, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

**L. Ordinance 2018-364**

1. Condition 2. That a 25 foot wide landscape buffer be maintained along the south property line. This landscape buffer has contain a 6 foot high fence along the northern portion of the landscape buffer.
2. Condition 3. That a 25 foot wide landscape buffer be maintained along the west property line.
3. Condition 4. That there be no vehicular access to Lorton Avenue.
4. Condition 5. That the following uses be prohibited because the potential for incompatibility with the surrounding residential properties: carryout sales of alcoholic beverages; gasoline stations and car washes.
5. Condition 6. That any dumpsters be located at least 60 feet from the south and west property line.
6. Condition 7. That parking lot lighting be shielded and directed away from the residential properties to the south and west.
7. Condition 8. That the west driveway access to East 53rd Street turn and through lanes extend to the southernmost east-west driveway to avoid being blocked by the through movement queue.

**M. Ordinance 2002-177**

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

**Section 17.17.020 Reservation of Previously Approved Concept Plan, Land Use Plans and Narrative of Intent and Compatibility with Surrounding Area.**

The Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area being reserved were approved in conjunction with the adopted Ordinances listed below. The listed Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area are available for viewing in the records of the Zoning Administrator.

**A. Ordinance 2006-158.**

1. Concept Plan.

**B. Ordinance 2006-514.**

1. Concept Plan.

**C. Ordinance 2012-96**

1. Land Use Plan and Narrative of Intent and Compatibility with Surround Area.

**D. Ordinance 2016-569**