

Recommended Conditions

Z-19-1243163

Rezone Property from R-100 (Residential-Medium Lot-100) to
RSM (Small Lot Residential Mix)

1. The subject property shall be developed in substantial conformity with the lot layout, allocation and distribution of open space, and location of amenities shown on the site plan titled, "Zoning Plan for the Pendergrast Historic Farm", prepared by JVG Civil Engineering, dated 9/12/17, revised 2/27/19 and 3/7/19, and stamped as received by the Department of Planning and Sustainability on March 7, 2019.
2. A mandatory homeowners association will be established to manage the common open space.
3. A permanent conservation easement will be placed on the common open space which shall allow use of the open space only for gardening, recreation, woodland conservation, and similar and related uses of a non-commercial nature.
4. No vehicular through-circulation shall be allowed between Briarcliff Rd and Continental Drive.
5. The primary storm water detention facility shall be installed underground.
6. The primary means of ingress and egress by construction-related vehicles will be from Briarcliff Road.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.