

Comm. ALL

Item No. 2018-2456 Date: 8/28/18

Clerk's Office

**RECOMMENDED CONDITIONS – 8-16-18**

Z-18-22025

Rezoning from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix)

1. The subject property shall be developed for six urban single-family detached homes in substantial conformity to the site plan titled, "Site Plan 3446 Midway Road", stamped as received by the Department of Planning and Sustainability on 8-10-18, which depicts the homes next to Midway Road and Beech Drive facing the adjoining street with walkways leading from the front doors to the adjoining street.
2. A screen shall be planted along the rear (west) property line, which shall consist of sufficient numbers of the following trees to provide a solid screen at maturity: arbor vitae, cryptomeria, or giant arbor vitae, subject to approval by the County Arbotrist.
3. A minimum of two benches shall be located in the enhanced open space.
4. Right-of-way shall be dedicated as required by the Transportation Division of Public Works. A bike lane shall be provided unless waived by the Board of Commissioners.
5. The houses shall be no more than two stories high.
6. The fence that surrounds the development shall be made of brick, stone, wrought iron, or aluminum that looks like wrought iron, and shall not be solid (i.e., it shall have openings that allow clear views and air flow through the fence along its entire length). Said fence shall have gates to allow passage between homes that face Midway Road and Beech Drive to the adjoining street. The fence shall otherwise comply with Article 5 of the Zoning Ordinance, Table. 5.3 Fence and Wall Standards.
7. Building materials and form shall comply with Article 5.7 of the Zoning Ordinance.
8. Storm water detention shall be located so that it is not visible from either Midway Road or Beech Drive.
9. The development shall have a mandatory property owners association, in accordance with Article 5.7.6(c)(11) of the Zoning Ordinance.
10. A hydrology study shall be presented to the Board of Commissioners.