

RECOMMENDED CONDITIONS IF APPROVED

Agenda Item 2021-2426

Z-21-1244669

7/23/21

SUBSTITUTE

1. Up to a maximum of three (3), fee-simple, single-family attached townhomes.
2. The townhome building shall be designed with a residential front façade that is harmonious with the surrounding residential vernacular architecture. Proposed elevations must be submitted to the Director of Planning & Sustainability, or his designee, prior to land development phase approval.
3. A minimum of 35% enhanced open space shall be provided, and shall comply with the minimum size and design requirements for pocket parks. Existing healthy trees within the enhanced open space areas shall be preserved subject to approval of the County Arborist. The developer shall create a Homeowner's Association which shall be responsible for maintaining the open space and landscaping.
4. A 20-foot wide transitional buffer shall be provided along the north property line. Healthy existing trees within the transitional buffer shall be preserved and supplemented with new trees to form an effective visual screen as approved by the County Arborist prior to the issuance of any certificates of occupancy.
5. Maximum building height of three stories.
6. All housing units built in the development shall be "solar ready" and have electric service panels with sufficient capacity to accommodate electric vehicle charging within the garages and solar roof panels. The electric service panel shall be sized to accommodate a 40 amp double pole breaker on the opposite end of the panel labeled "reserved for solar". A minimum of one 240 V AC plug will be installed in each garage to accommodate electric vehicle charging. The builder shall offer a solar package to all prospective purchasers.
7. The approval of this **SLUP rezoning** application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.