

## **RECOMMENDED CONDITIONS**

**Z-18-22138**

### **Rezone from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix)**

1. The development shall consist of a maximum of 46 single-family lots and 45 attached townhome units.
2. The single-family homes shall be a maximum of 35 feet in height. The townhomes shall be a maximum of 45 feet.
3. The subdivision sign shall be a maximum of eight feet high and shall have a brick- or stone-finished base.
4. In order to save as many significant trees as possible, utilities shall be installed by tunneling under tree roots, unless waived by the Arborist.
5. The development shall comply with standards and regulations of Chapter 14, subject to approval by the Transportation Division.
6. 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.