

**RECOMMENDED CONDITIONS**  
CZ-18-22287  
Major Modification of Zoning Conditions

1. Condition No. 1 shall be modified as follows (modification italicized): The 30.5 acre tract (the “Project Site”) shall be developed in general conformity with the location of land uses shown on the conceptual plan entitled “Avondale Hills/DRI #2483” and stamped received by the Department of Planning and Sustainability on 4/20/2015, *as modified in accordance with the site plan dated May 2, 2018 which removes the alley behind townhomes T-54 through T69 as identified on the previously approved site plan but leaves the commercial portion of the development unchanged.*
2. Condition No. 21, which requires installation of an 8-foot tall opaque fence along the north, east, and west property lines, shall be deleted.
3. Condition No. 2 of the conditions submitted by Commissioner Sharon Barnes-Sutton shall be modified as follows (previous condition deleted; replacement italicized): ~~SF Attached Townhomes must have parking in the rear of the building with 2-car garages and minimum floor area of 1800 square feet.~~ *Attached townhomes must have parking in the rear of the building with two-car garages and a minimum floor area of 1800 square feet. Front-facing garages on all units to be constructed after July 24, 2018 shall be set back from the front façades of the houses by two feet.*
4. Condition No. 31, formerly approved as No. 5 of the conditions submitted by Commissioner Sharon Barnes-Sutton, shall be modified as follows (modification italicized): The building materials of all facades, residential, and principal non-residential structures (townhome and S-F detached) shall consist of non-reflective glass, glass block, natural stone, pre-cast concrete, brick, terra cotta, or stucco. No vinyl siding. *Fiber cement lap siding shall also be an allowed façade material for townhomes and single-family detached structures.*
5. Condition No. 32 shall be added as follows: Notwithstanding anything in any other condition or the original site plan, the maximum number of stories of the residential homes shall be three stories, at a maximum height of 45 feet.

Note: Staff recommends that Condition Nos. 22 - 27 approved by Staff for CZ-15-19762 be renumbered after deletion of Condition No. 21 as Condition Nos. 21 – 26. Staff also recommends that Condition 2 submitted by Commissioner Sharon Barnes-Sutton be modified and that the conditions submitted by the Commissioner be renumbered 27 – 31 to follow sequentially the other conditions approved as part of CZ-15-19762. Finally, Staff recommends that the new condition be numbered Condition No. 32.