

# **SUBSTITUTE**

## **RECOMMENDED ZONING CONDITIONS**

**2021-3157**

**12-21-2021**

1. The proposed development shall be consistent with the site plan, prepared by Rask Civil Engineering, dated December 8, 2021. The MR-2 (Medium Density Residential-2) Zoning District standards, as codified on December 21, 2021, shall apply, where appropriate.
2. The proposed development shall be consistent with the conceptual landscaping plan entitled, "Landscape Concept Diagram", prepared by David Sack Landscape Architecture, dated November 16, 2021.
3. The proposed development shall consist of no more than seven buildings: one large multifamily building consisting of no more than 89 units and 6 single story triplexes not to exceed 36 units total. The maximum number of total units shall not exceed 125.
4. The site is required to have two points of access. If the developer is unable to construct a second point of access, a variance must be requested and approved by the Planning Commission, subject to Sec. 14-64 of the *Land Development Code*.
5. The proposed open space shall be consistent with the site plan, prepared by Rask Civil Engineering, dated December 8, 2021.
6. All residents must be 62 years of age or older to reside in the proposed development.
7. The design of the buildings of the proposed senior housing development shall be in substantial conformance with the design depicted on the elevations prepared by The Vecino Group, dated November 16, 2021. Deviation from these elevations, consistent with the *Zoning Ordinance*, may be permitted upon approval by the Director of Planning & Sustainability, the District Commissioner, and the Super District Commissioner.
8. The proposed streetscape shall be consistent with the conceptual plan entitled, "Streetscape/Landscape Element", prepared by David Sack Landscape Architecture, dated November 18, 2021.
9. All exterior lighting shall be screened or shielded to minimize glare and light spillage on adjoining properties.

10. Refuse areas shall be screened on all four sides. Materials used for the screening enclosure shall be colored in neutral colors or earth tones, or materials similar to those used on the primary building.
11. The approval of this special land use permit 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.