

Comm. 3-46
Item No. 20181578 Date: 4/24/18
Clerk's Office
Coun. Lamy Johnson

RECOMMENDED CONDITIONS
Z-18-21945

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1. The subject property shall be developed for no more than six fee simple townhomes, in substantial compliance with the layout shown on the site plan titled "Subdivision Plat for Ben Leininger", prepared by Adam and Lee Plating, dated 4/5/18, subject to subdivision sketch plat review.
2. An evergreen landscape screen shall be planted along the west and south property lines, subject to approval by the County Arborist, to screen the proposed development from view by residents of adjoining properties. The required transitional buffer fence shall be installed with the fence's finished side facing outward. The fence shall be limited to 6 feet in height and otherwise conform to code.
3. An evergreen hedge not to exceed 3' in height shall be planted parallel to the sidewalks on the north and east sides, but access shall be preserved for pedestrians to access each unit from Memorial Drive. Adequate sight triangles must be provided at the corner.
4. The building shall be a maximum of 40 feet in height.
5. No second-story decks or balconies shall be allowed on the south sides of the units.
6. All exterior lighting shall be screened or shielded to minimize light spillage outside the development.
7. 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.
8. The developer shall extend, to the driveway at 213 South Howard Street, the sidewalk that currently borders a portion of the South Howard Street frontage of the subject property.
9. The driveway, fence, and other common areas shall be maintained by the homeowner's association.
10. The applicant will consult with the County arborist who will approve appropriate trees and placement along the Howard and Memorial frontages. The arborist shall also approve the landscape screening for the west and southern sides.