

RECOMMENDED CONDITIONS

Z-20-1243741

Rezoning of Property from MU-4 to HR-1

1. The multi-family building shall not exceed 4 stories in height, and shall contain no more than 51 multi-family units.
2. The subject properties (Parcels 15 and 19) shall be consolidated into one lot prior to the issuance of any building permits.
3. A minimum of 80% of the building materials on building facades visible from Redan Road or South Indian Creek Drive shall be of brick, stucco or stone.
4. All refuse containers shall be enclosed with building materials matching the primary building and shall be completely screened from view of the public right-of-way.
5. Any outdoor lighting shall be designed so that no direct light is cast upon or adversely affects adjacent residential properties and roadways.
6. Applicant shall provide inter-parcel access as approved by the Planning & Sustainability Department and/or the Transportation Department of Public Works.
7. A defined internal pedestrian crosswalk shall be constructed which provides pedestrian access between the multi-family building, the townhomes to the east, and the commercial outparcel to the north.
8. A fitness center shall be included as an amenity for the multi-family residents.
9. The ground sign shall be a monument-style sign with a base and framework made of brick or stone, and shall not exceed a height of fifteen feet. Sign faces shall not exceed sixty-four square feet in area.
10. At least two overstory “canopy” trees shall be planted in front of the proposed multifamily residential building.
11. The surface parking lot in front of the proposed multifamily residential building shall comply with the parking lot landscaping requirements set out in Article 5 of the zoning ordinance.
12. Subject to the approval of the County Arborist, additional trees and/or shrubs which grow to at least 20-30 feet in height shall be added to the 50 foot buffer to increase screening.

13. 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.