

## **RECOMMENDED CONDITIONS**

**Z-20-1243960**

### **Major Modification of Conditions Approved Pursuant to CZ-07-1334 and CZ-04-111**

1. The maximum units will be 380 single-family residences and there will be 3.5 acres for commercial retail development.
2. The development will include sidewalks on both sides of internal streets, underground utilities, and streetlights.
3. The townhomes will have a minimum of a two-car garage and facades shall be comprised of brick, stone, “Hardi-plank” siding, cementitious materials, or a mixture of any of the foregoing materials. There shall not be vinyl on the facades, sides, or backs of the homes. The design of the front facades shall vary such that two adjacent homes will not be the same. The townhomes will be a minimum of 1700 square feet of heated area. The mandatory homeowners association will be responsible for all lawn maintenance.
4. The single-family detached homes will have a minimum of two car garages and facades made of a mixture of brick, stone, and “Hardi-plank” Siding. There shall not be vinyl on the facades, sides, or backs of the homes. The design of the front facades shall vary such that no two adjacent homes will be the same. The detached homes will be from 1600 to 2000 square feet with a minimum of 1600 square feet of heated area. The mandatory homeowners’ association will be responsible for all lawn maintenance.
5. A recreation and gathering area will be located centrally within the development to serve the needs of all homeowners within the development. There will also be a playground centrally located in the development Pedestrian access will be provided for residents to access these areas. There will be a picnic area and walking trails near the lake.
6. The townhomes and detached homes will be connected only by an emergency access road.
7. The commercial component will provide retail convenience appropriate to support existing and proposed residential development in the immediate area. The commercial component shall be made of building materials that will be similar to and blend with the rest of the development.
8. The use of the commercial buildings shall be limited to those permitted uses in the Office-Commercial-Residential District with the exception of the following: liquor store; coin operated laundry, and linen and diaper services.
9. Mandatory Homeowners Associations will be incorporated for each portion of the development to control a common areas and amenities. A professional maintenance company shall have the responsibility for the maintenance of common area landscaping and all lawn maintenance.

10. Each entrance to the development will have a decorative landscaped entrance. The design shall be submitted with the sketch plat approval application and shall be subject to review and approval by the Planning Commission.

11. No townhome will be marketed to investors as rental property.