

SUBSTITUTE
2023-0874
(Z-23-1246544)
Recommended Conditions
11/13/2023

1. No more than thirty-one (31) single-family, detached dwellings shall be constructed in general conformance to the site plan dated 10/18/2023.
2. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.
3. A ten-foot no-access easement and a 20-foot-wide landscape strip shall be provided as shown on the site plan, in combination with a six-foot-high decorative fence, or a five-foot-high landscaped berm, to screen the rear view of houses from Maplewood Drive.
4. A minimum of 20 percent open space shall be provided. Fifty (50) percent of the provided open space shall be enhanced open space as shown on the site plan. A minimum distance of 30 feet shall be provided between the rear lot lines of Lots 9-13 and the southern property line of the overall development site. Nature trails shall be provided as shown.
5. Building elevations shall be in general conformance with the designs included with the application; building materials shall consist of brick, stucco, and/or cementitious siding.