

- (1) Approval shall be granted for a non-conventional townhouse style development with a maximum of 42 dwelling units, in general accordance with the layout of the submitted master plan. The development shall consist of 2-story single-family attached residential units each on their own parcel of land and clustered in buildings with adequate fire wall separation. Architectural design of these buildings shall be consistent with the general styles of the submitted building elevation drawings. All non-building areas of the site shall be a shared Common Area with shared access, parking, and open/recreation space.
- (2) Use of the buildings shall be limited to single-family residential purposes only. There shall be no residential Home Businesses, Personal Care Homes, Daycares or any form of outdoor storage allowed. The overall residential development shall be managed as a single entity with an on-site resident manager.
- (3) Parking. In addition to the dwelling unit driveways to hold 2 vehicles each, at least 42 guest parking spaces total, shall be provided in multiple areas within the complex. Up to half of these additional spaces shall be considered "pavement optional" at the discretion of the City Engineer, and intended to be overflow parking during peak times.
- (4) Pedestrian walkways shall be installed along the interior shared driveway of the development, and property stubbed out at each driveway end of the development to connect to future sidewalks along North Forrest Street Ext. and Branch Point Drive. Decorative pedestrian scale lighting shall be installed along the internal shared driveway with lighting fixtures being no taller than 20'. Development entrance signage shall be consistent with the same requirements for multi-family development in R-M zoning.
- (5) Landscaping. A minimum 8' opaque fence or wall shall be installed along the entire east property line. The depicted transitional buffer yard along the east property line shall be at least 20' wide with vegetation requirements consistent with LDR requirements for such buffer yards. A minimum 8' decorative opaque fence or wall shall be installed along the western and northern property lines, in the areas between the buildings and the street right-of-way lines. Perimeter landscaping consistent with LDR requirements for multi-family development shall be installed on the outside of this fence/wall.
- (6) All other applicable LDR development standards and requirements for the overall development shall be followed. Final site design for the entire complex shall be subject to full commercial plan review in the same manner as a multi-family development, including an overall Landscape Plan being submitted and approved by the City Arborist.
- (7) From the date of final approval, the development shall commence within 3 years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire.

Chairperson Rountree opened the Public Hearing portion of the case.