

buildings with adequate fire wall separation for individual dwelling units. All non-building areas of the site shall be a shared Common Area with shared access, parking, and open/recreation space.

- (2) Architectural design of these buildings shall be consistent with the general form of the submitted building elevation drawings, but shall exclude vinyl siding and shall utilize a variety of other exterior wall materials for each dwelling --- with a minimum of 3 different material designs being used..
- (3) 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.
- (4) 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.
- (5) Pedestrian walkways shall be installed along the interior shared driveway of the development, and properly 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 solid fence or wall shall be installed along the entire east property line. There shall also be a transitional vegetative Buffer Yard installed along the east property line which is at least 20' wide with vegetation requirements consistent with LDR requirements for such buffer yards. As part of the required landscaped Street Yard, a minimum 3' decorative landscape wall or berm shall be installed along the western and northern property lines, in the areas between the shared driveway and the abutting street right-of-way lines. All perimeter and internal landscaping shall be consistent with LDR requirements for multi-family development.
- (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.