

## PD Conditions

### I. In General.

- a. Unless otherwise stated, the provisions of the Unified Development Code (UDC), including Appendix W thereto, apply to development in this PD. In the event of a conflict between the provisions of this PD and the UDC, the provisions of this PD apply.
- b. Development shall generally comply with Exhibit C – Concept Plan.
- c. Common amenities and open space shall be provided in the locations and of comparable character and size as generally depicted on the Concept Plan. Provided compliance with the provisions of the UDC and these Development Standards is maintained, proposed amenities and open space indicated on the Concept Plan may be reconfigured and/or relocated, at the discretion of the developer, on the final site plan.
- d. The Property may be developed in phases.

### II. Development Standards.

- a. Property
  - i. The PD is established on the property described in the metes and bounds survey attached as Exhibit B – Boundary Description.
- b. Concept Plan
  - i. Development and use of the property must generally comply with the Concept Plan. If there is a conflict between the text of these development standards and the Concept Plan, the text of these development standards controls.
- c. Uses
  - i. Multi-family shall be permitted, subject to the same conditions as the Multi-Family-Two (MF-2) district as described in the UDC.
- d. Density and Dimensional Requirements
  - i. Unless otherwise stated, the density and dimensional requirements for the MF-2 District as described in the UDC shall apply.
  - ii. Setbacks
    1. Minimum front yard required is 35 feet.
  - iii. Density
    1. Maximum density is 18 dwelling units per buildable acre. Buildable acreage is defined as land area, inclusive of any easements and detention areas, but exclusive of floodplain areas.
  - iv. Living Area
    1. Minimum living area shall be as specified below:
      - a. One-bedroom: 650 square feet
      - b. Two-bedroom: 1,025 square feet
      - c. Three-bedroom: 1,200 square feet
  - v. Height
    1. Maximum 65 feet.

- e. Parking
  - i. Parking garages shall be provided for 60% of all units. Garage parking shall be located directly accessible to the main building in which the apartment unit is located. Detached garage structures are not permitted. A minimum of 10% of all required garage spaces shall be directly accessible to the living area of an apartment unit.
  - ii. Covered parking spaces shall be provided for 70% of all units. The roof structure for covered parking spaces shall be constructed of a similar roofing material used for the main residential building. A flat roof design is not permitted for covered parking spaces.
  - iii. Ten percent (10%) of all required parking spaces shall be dedicated as guest parking in accordance with the provisions of the UDC and shall be located adjacent to the clubhouse facility.
- f. Open Space
  - i. The project will maintain twenty percent (20%) of the property as open space (exclusive of detention areas), which will consist of floodplain and natural vegetation.

### **III. Miscellaneous.**

- a. Design Standards.
  - i. Unless otherwise stated, the Residential Development Standards as described Appendix W of the UDC shall apply.
  - ii. Building elevations are required and must be approved prior to development, as part of the Site Plan process.
- b. Fencing.
  - i. A 6-foot-high wrought iron fence is required along all street frontages. Brick columns shall be placed every 30 feet on center for fences fronting Sara Jane Parkway and Forum Drive. Steel columns are to be placed in between the brick columns every 10 feet on center. All gates shall be installed with an Opticom device approved by the Fire Department to facilitate emergency access (Article 11.13.1 UDC). Provision for a turnaround must be provided prior to the gate. Such fence cannot be constructed within the visibility triangle at street corner intersections.
- c. Landscaping.
  - i. Landscaping shall comply with Article VIII, "Landscaping and Screening" of the UDC.
  - ii. All new landscape construction must be irrigated and maintained in a healthy state and be devoid of weeds or unplanned vegetation. All dead landscape materials must be promptly removed and replaced as required.
  - iii. Street trees shall be required along Sara Jane Parkway and Forum Drive every 50 feet on center of street frontage and be placed no closer than eight (8) feet from the back of the curb. A 25-foot-wide landscape buffer is

required along these same street frontages and is required, at minimum, to consist of such street trees and ground cover.

- d. Lighting.
  - i. Spillover light is prohibited.
  - ii. In order to preserve the night sky and to reduce glare on roadways, pedestrian areas, and adjacent development, light sources (e.g. light bulbs) shall be oriented toward the center of the Property or shielded so that the light source is not visible from the nearest property line. This applies to the refractory lenses that extend beyond the lighting fixture and are designed to redirect the lighting source horizontally. This does not apply to neon or internally lit signs or to decorative lighting with 15 watts or less per bulb.
- e. Street Layout.
  - i. Street layout shall generally conform to the Concept Plan.