

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00012

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. Multifamily residential dwellings and accessory uses at a maximum of 365 multifamily units.
- B. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:
 - Adult Bookstores or Entertainment
 - Automotive Uses such as:
 - i. Parts Stores
 - ii. Used Car Sales
 - iii. Tire Sales
 - iv. Auto Repair/Body Shop
 - v. Car/Truck Rental
 - Contractor's Offices
 - Emission Inspection Stations
 - Equipment Rental
 - Extended Stay Hotels or Motels
 - Recovered Materials Processing Facilities
 - Smoke Shops/Novelty Stores
 - Tattoo Parlors
 - Taxidermists
 - Yard Trimmings Composting Facilities

- C. The development shall be in general accordance with the submitted concept plans and architectural renderings (Design Intent) received by the Department of Planning and Development, dated February 28, 2022, with changes necessary to meet zoning and development regulations. Any changes shall be subject to review and approval by the Director of Planning and Development.
 - D. Final site plans, landscape plans and building elevations shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development or building permits.
 - E. Garages shall be provided for a minimum of 20% of the units.
 - F. In the event of residential tenant eviction, any belongings of the tenant will be placed on a portion of the subject property that is not visible from a public right-of-way unless otherwise required by law.
2. To satisfy the following site development considerations:
- A. Provide a 25-foot wide building setback/landscape strip adjacent to all right-of-ways.
 - B. Provide a minimum 20-foot wide building setback/natural or enhanced buffer adjacent to the southernmost property line.
 - C. Provide a 6-foot concrete sidewalk along the road frontage of Buford Drive.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
 - F. Billboards or oversized signs shall be prohibited.
 - G. Outdoor storage shall be prohibited.
 - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Dumpster enclosure shall be a minimum of 10 feet in width and 30 feet in length. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. Yard signs or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
 - K. Peddlers and/or parking lot sales shall be prohibited.
 - L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
3. To abide by the following requirements, dedications and improvements:
- A. Provide inter-parcel connectivity for future development.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. and the City Engineer. All design and construction will be subject to D.O.T. review and approval as well as the City Engineer.