

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2022-00011

Approval of a RM-12 (Multifamily Residential 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 87 multifamily units at a density of 11.9 Units Per Acre.
- B. The development shall be in general accordance with the submitted site plans and architectural renderings received by the Department of Planning and Development, dated February 21, 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.
- C. 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.
- D. 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.
- E. Renovation plan for the interior of the existing fifty-two (52) multifamily residential units and improvements to the exterior of the existing units shall be submitted to the Planning and Development Department prior to the issuance of a Certificate of Occupancy for the proposed additional thirty-five (35) multifamily residential units.

2. To satisfy the following site development considerations:

- A. Provide a 10-foot wide landscape strip adjacent to all right-of-ways.
- B. Provide a minimum 10-foot wide natural or enhanced buffer along the western property line.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. Fence along the proposed retaining wall shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- E. Fence around the Stormwater facility shall be decorative, constructed of brick, stone, wrought iron, or split rail.
- F. 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.
- 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. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.