APPROVED DEVELOPMENT CONDITIONS

FDPA 80-P-039-8

July 28, 2004

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 80-P-039-8 for residential development located at Tax Map 48-4 ((1)) 58, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. The applicant shall adhere to the proposed roofline design facing Nutley Street, as illustrated on Sheet 7 of the CDPA/FDPA, which includes variations in the height of the roof such that it does not appear as one long, unbroken building line.

2. If a pervious surface for the fire lane accessing the rear of the building is not approved by the Fire Marshall as proposed, the applicant shall submit a supplemental landscape plan for this area to the Urban Forestry Division for review and approval, to provide landscaping on both sides of the fire lane and adjacent to the building, to the maximum extent feasible, prior to site plan approval.