

DEVELOPMENT CONDITIONS

FDPA C-131-6

July 7, 2004

If it is the intent of the Planning Commission to approve FDPA C-131-6 located at Tax Map 54-3 ((10)) A, A1, C, D, F, G, H, K, L, M, P, R & 54-1 ((9)) T, amending DP C-131 which permitted the residential development of the Newgate subdivision, staff recommends that the approval be subject to the following development conditions.

1. Development of the subject property shall be in substantial conformance with the FDPA Plan entitled "Newgate Proffered Condition Amendment Plan," prepared by GJB Engineering, Inc., consisting of one (1) sheet, dated April 16, 2004. Minor modification to the approved FDP may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
2. Where new parking spaces are proposed which will create vehicles parked such that headlights face towards dwelling units, the Applicant shall install low, evergreen shrubs in front of these spaces to reduce headlight glare and soften views of the parking areas from those dwelling units.