

FINAL DEVELOPMENT CONDITIONS

January 16, 2008

FDPA 2000-MV-019

The Planning Commission approved Final Development Plan Amendment FDPA 2000-MV-019 for residential development on property located at Tax Map 107-2 ((12)) G, conditioning the approval by requiring conformance with the following development conditions (which includes the condition recommended by staff in the November 21, 2007 staff report and the additional conditions proposed by the applicant and distributed January 9, 2008 and modified by the Commission on January 16, 2008):

1. Any plan submitted pursuant to final development plan shall be in substantial conformance with the approved final development plan amendment entitled Jefferson at Laurel Highlands, prepared by PHR&A and sealed by David Stiegler on November 14, 2007. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance.
 2. The clubhouse shall be limited to use by residents of the multi-family units, and their guests. Events with more than ten (10) guests must be approved by the property manager and guest parking shall be properly coordinated to ensure that guests do not park on the surrounding residential streets. All events shall end no later than midnight.
 3. A minimum of forty (40) parking spaces shall be designated for visitors in the parking garage or the on-site surface parking lot in proximity to the clubhouse.
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