

## **PROPOSED FINAL DEVELOPMENT CONDITIONS**

**FDP 2000-SU-024**

**May 8, 2001**

If it is the intent of the Planning Commission to approve FDP 2000-SU-024 for a multifamily development located at Tax Map 56-2 ((1)) 44, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment CDP/FDP consisting of two sheets prepared by R.C. Fields Jr. & Associates dated February 2000, as revised through January 2001.
2. The applicant shall construct the Type 1 Trail as shown on the CDP/FDP prior to issuance of a residential use permit (RUP).
3. All parking spaces shall meet Public Facilities Manual (PFM) standards unless otherwise modified by the Director of the Department of Public Works and Environmental Services.
4. In the event that the subject property is not added to the Westbrook Court condominium association, one freestanding sign shall be permitted at the entrance to the subdivision. The sign shall be subject to Article 12, of the Zoning Ordinance and the sign area shall not exceed 30 square feet. If lighted the sign shall be front-lit only with the lights directed downward or directly onto the sign to minimize glare.
5. Unless the Director of DPWES or the Board of Supervisors waives the requirement, a twelve-foot lane shall be constructed along the site frontage to become the permanent right turn lane, prior to issuance of a RUP.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.