Hutchins Property Conditional Zoning

Draft Conditions

1. The Concept Plan labeled "Rezoning Exhibit Illustrative Site Plan – 905 & 921 Homestead Road Conditional Rezoning," dated _____ is approved and incorporated herein to indicate all potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, setbacks, and other landscaped areas. Other features and issues remain to be decided at the time a conditional use permit is requested for the development. Those features and issues include, but are not necessarily limited to, the location of stormwater management features, traffic improvements at Homestead Road, and the cross section of the proposed internal streets.

2. The project shall be designed as an Architectural Integrated Subdivision (AIS). As referenced in condition #1 above, the conceptual plan shall include Illustrative lot layouts showing the location of setbacks, building footprints, trees, parking area, etc. to ensure the buildability of the proposed lots, as well as the location of proposed open space and recreation facilities.

3. The maximum residential density of the project shall be limited to 20 dwelling units.

4. The applicant has expressed interest in pursuing size-limited dwelling units, and will include up to 25% size limited units. If the project does not include 15% affordable units, the applicant shall participate in an affordable housing meeting with the Board of Aldermen.

5. Per the Town's connectivity requirements, the proposed north-south internal road shall be constructed to provide a full connection to Wyndham Drive. The proposed east-west internal road may require a T-turnaround or similar feature as determined during the CUP and construction plan approval to allow solid waste/recycling service.

6. The project shall include the construction of a sidewalk or sidepath along Homestead Road, unless determined to be impracticable during the conditional use permit process.