

Attachment D

Updated Recommended Conditions of Approval – SP201800007 and SP201800008 (As Recommended by Planning Commission on September 25, 2018)

October 30, 2018

SP201800007 and SP201800008 Recommended Conditions of Approval:

1. Development and use of the Property shall be in general accord with the conceptual plan entitled “Conceptual Plan / 1895 Avon Street Extended” (hereafter “Conceptual Plan”) prepared by Michael Myers, PE, CFM, dated July 18, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord, development and use shall reflect the following major elements shown on the Conceptual Plan:
 - a) Landscaping in the locations shown on the plan;
 - b) Screening comprised of a screen fence (sliding gate), screening fence, and landscaping;
 - c) Sidewalk along Avon Street Extended right of way;
 - d) Location of building addition and other structures; and
 - e) Location and extent of parking areas.
2. A sidewalk meeting County or VDOT specifications **and designed to be consistent with any planned or existing sidewalk on adjoining properties** shall be constructed **to provide interparcel pedestrian connection** as shown on the Conceptual Plan prior to the issuance of a Certificate of Occupancy.
3. The building mass, shape, height, and amount of architectural detail of the two-story building addition shall be similar to the perspective renderings contained in the Project Narrative, and shall be compatible with the existing building, as determined by the Director of Planning at the time of Building Permit review.
4. Any replacement landscaping along the Avon Street Extended frontage shall consist of street trees and shrubs, to be approved with the Final Site Plan.