

RZ-18-02: The Enclave at Dial Farm Planned Unit Development (PUD)

Recommend approval of the rezone of 72.62 acres from Agricultural (A) to Planned Unit Development (PUD) with residential uses subject to the following zoning conditions:

1. Development will be designed and constructed in accordance with the Concept Plan approved by Mayor and Council as a part of the rezoning approval. Minor variations due to topography or engineering constraints may be approved by the City at their discretion. Any proposed increase in the total number of lots will require the project to be resubmitted for approval.
2. The PUD conditions for common property ownership outlined in Section 906 shall apply to this PUD.
3. Elevations and floor plans for all homes and amenity structures shall be submitted to the Mayor and Council for final approval.
4. **No multi-family, duplex or apartment units shall be permitted.**
5. Developer shall limit the development of residential lots in the PUD to a maximum of 50 in the first phase of development; subject to the availability of sanitary sewer capacity. Future phases may not be developed until such time as the City of Walnut Grove completes an expansion of the existing Wastewater Treatment Facility, at the sole discretion of the City Council.
6. All required sewer and access easements shall be designed to include future phases and adjacent properties.
7. **All residential driveways shall be twenty feet minimum in width and constructed of concrete. This condition is applied to discourage on-street parking, and provide additional parking on each lot.**
8. **Developer shall install a divided entrance and landscaped median at both Forrester Cemetery Road and SR 138.**
9. **Developer shall construct 4 foot wide sidewalks on both sides of planned streets, with a minimum 1 foot wide vegetated strip between the sidewalk and the curb and gutter.**
10. **Developer shall install decorative sign posts throughout the subdivision, in lieu of conventional sign posts (Posts shall reasonably match those along Walnut Grove Parkway).**
11. **All lots shall be sodded following residential construction (front, sides and rear).**
12. **Subdivision entrance signs shall be constructed of brick or stone, including architecturally pleasing elements and/or decorative fencing at each entrance.**
13. **Developer shall construct the proposed amenity areas, pavilion, and walking trails prior to issuance of the 30th residential building permit in phase 1.**
14. **Prior to the issuance of any residential building permits under Phase II, the Developer shall construct and install a right turn lane at Forrester Cemetery Road and SR 138 at Developers sole cost and expense.**
15. **Developer shall provide for required stopping site distance along Forrester Cemetery Road at the proposed entrance, including the design and construction of any required modifications to Forrester Cemetery Road if required.**
16. **Developer shall design the entrance road at SR 138 to eliminate on street parking, and accommodate anticipated traffic.**
17. Developer to construct, install and maintain a 15 foot vegetated buffer between the residential lots and proposed commercial uses along SR 138.
18. Tree placement and plantings shall follow the guidelines in the *Land Development Ordinance*.
19. **Developer shall construct 4 foot wide sidewalks along Hwy 138 and Forrester Cemetery Road.**