

**20-04-RZ PUD Rezoning
Braselton 38, LLC
November 19, 2020**

Applicant requests Approval of the Property for PUD Zoning with accompanying Zoning Site Plan and subject to the following conditions:

1. The development shall provide professional 3rd party management for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, and walking trails contained within the community.
2. The development shall provide a 5-foot sidewalk along that portion of the subject property fronting on Jesse Cronin Road.
3. Regarding residential uses on the subject property, the development shall not exceed 350 multifamily dwelling units and 150 senior-living units.
4. The multifamily community shall consist of one, two and three-bedroom units. The number of three-bedroom units in the multifamily community shall not exceed 5% of the total units.
5. The developer, or present property owner, shall have a professional management company under contract to operate and maintain the multifamily property as a Class A community.
6. Dumpsters and/or trash compactors shall be screened.
7. Lighting with the development shall be environmentally sensitive and designed in accordance with architectural design standards.
8. Signage at the entrance points on Cherry Drive and Jesse Cronin Road shall be ground based, monument-style signs. The entrance areas shall be professionally designed, landscaped and maintained.
9. The development will comply with associated Life Safety Code requirements.
10. The multifamily community buildings will be a maximum of three stories in height, plus any basement levels, with exterior facades consisting of brick, stone, stacked stone, cedar shake type cementitious panels and/or cementitious siding and combinations thereof.
11. Asphalt roof shingles shall be architectural grade with a dimensional textured surface.
12. Multifamily community exclusive amenities will include luxury clubhouse and pool with connected courtyards, fitness center and green space. A playground will not be allowed as an amenity to the multifamily community.
13. Multifamily community may provide garages for 10% or more of the units as determined by the developer based upon market conditions.
14. Residential units in the multifamily community shall have granite or quartz countertops, tile backsplash, tile or synthetic hardwood entry, kitchen, and bathroom floors.