

Conditions of Approval
REZ-25-01: Wallbrook Flats Rezoning
September 22, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated September 19, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Plan.
3. A minimum 6 foot tall fence shall be installed within Site Area A adjacent to PIN 1758387160. The fence shall not be required within any tree save area, riparian buffer, jurisdictional wetland, dedicated right-of-way, greenway easement, or utility easement.
4. The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: Dwelling, Single Family, Detached; Dwelling, Multiple Family; Family Care Facility; College/University; Telecommunication Tower.