

Walton Communities and Sam Burch Rezoning Conditions

1. The Applicant provide necessary ROW for the future construction of a roadway connecting the single-family residential and multi-family residential developments.
2. The Applicant shall complete a traffic impact study during plan development stage.
3. All necessary variance requests shall be requested when full-engineered site development plans are submitted and the traffic study is completed.
4. The Single Family Residential portion of the development as outlined on the conceptual plan dated January 30, 2019, shall only be developed for single-family detached dwellings upon receiving approvals from the Planning Commission and the City Council.
5. There shall be a pedestrian connection provided between the single-family residential and multi-family residential parts of the proposed development.
6. As illustrated on the conceptual site plan dated January 30, 2019, a passive park consisting of a portion of Tract 2 (Tax ID 052304002) shall be provided within the proposed development and deeded to the City of Fayetteville upon application for a land disturbance permit for the proposed development.
7. At the development plan review stage, the Applicant will coordinate with the City to ensure the necessary pathway system is implemented for the project that is in accordance with the City's Multi-Use Trail Plan.
8. The total number of multi-family apartment units shall not exceed 270 within the proposed development.
9. Applicant agrees to work with local and state authorities to create direct access from the proposed development to State Route 85.