



Department of Planning and Development

March 3, 2023

Edwin Gaskin
Echelon Resources, Inc.
700 Watkins Avenue, #100
South Boston, VA 24592

RE: Approval of Conditional Use Permit to allow up to 62 multifamily dwellings on the parcel located at 406 Spotswood Drive

Mr. Gaskin:

At their meeting on March 2, 2023, the Lexington City Council approved your conditional use permit request to allow up to 62 multifamily dwellings on the parcel located at 406 Spotswood Drive, in Lexington Virginia. The approval was made with the following conditions:

1. Applicant will provide a flat roof design to minimize building height/massing.
2. Applicant will utilize site terrain to minimize building height/massing.
3. Applicant will utilize dark sky-friendly site lighting to minimize disturbance to neighboring properties.
4. Applicant will utilize only energy-efficient lighting.
5. Applicant will work with the City Arborist to select landscape species best suited to the site and confer with the City Arborist when creating the landscape plan. Landscaping of the site shall, as is practical, conform to the City goals of achieving tree canopy improvements within the City. The City Arborist is requested to review and approve these plans.
6. Applicant will provide a concrete sidewalk along the Spotswood Drive road frontage. Sidewalk shall be a minimum of 5 feet wide.
7. Applicant will make reasonable effort to provide pedestrian connection to the adjoining medical office property to the south, pending engineering feasibility and cooperation from the adjoining property owner.
8. Applicant will provide on-site bike storage amenities for tenants.
9. Applicant will provide on-site stormwater management and/or rain gardens and/or other bioretention facilities where feasible.

10. Applicant will provide a minimum 25 foot setback on the boundary adjacent to residential properties on Houston Street. Parking will not be allowed in the 10 feet directly adjacent to those properties, but will be allowed within the remaining 15 feet of the setback. Existing trees in these buffer areas will be maintained where feasible.
11. Materials. Acceptable building materials for the front, side and rear elevations of the buildings shall be brick, brick veneer, split face block veneer, cast stone, stone, stone veneer, composition such as Trex, hardiplank, engineered wood (e.g. LP Smartside), high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), and horizontal lap siding. Horizontal lap siding shall be manufactured from natural wood or cement fiber board. Plywood and metal siding are not permitted. Painted wood trim is not permitted. Other materials may be used for parapets, cornices, surrounds, trim, architectural decorations, and design elements.
12. The development must be in substantial compliance with the eleven conditions offered by the applicant in the Project Narrative, and in substantial compliance with the *Concept Plan, Lexington Multifamily* dated October 21, 2022 as submitted.

Please let me know if you have any questions.

Sincerely,



Arne Glaeser

Director of Planning and Development