

**LAND USE AND ZONING COMMITTEE AMENDMENT**

The Land Use and Zoning Committee offers the following first amendment to File No. 2019-372:

(1) On **page 1, line 17, after** "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"; and

(2) On **page 2, line 30½, insert** a new Section 2 to read as follows:  
**"Section 2. Rezoning Approved Subject to Conditions.** This rezoning is approved subject to the following conditions. Such conditions shall control over the Written Description and Site Plan and may only be amended through a rezoning.

(1) Warehousing, light manufacturing and fabricating uses are only permitted as accessory uses within the CGC land use category. Such uses may be permitted provided that it is part of a commercial retail sales or service establishment and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

(2) Residential uses are permitted within the CGC land use category, however they are limited to no more than 80 percent of a development.

(3) All comments or conditions made by the Transportation Planning Division or the Traffic Engineering Division are PUD/Zoning conditions of the Transportation Planning Division, unless otherwise waived in writing by the Chief of the Transportation Planning Division, or waived by the Planning Commission, LUZ Committee, or City Council.

(4) A traffic study must be provided to the Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of

the study.

(5) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.”; and

(3) Renumber the remaining Sections.

(4) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

          /s/ Shannon K. Eller          

Office of General Counsel

Legislation Prepared By: Shannon K. Eller

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