

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2023-599:

- (1) On **page 1, line 15**, after "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;";
- (2) On **page 2, line 25½**, **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 control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) One double-sided or two single-sided monument signs, not to exceed a maximum of 160 square feet, shall be allowed along St. Johns Bluff Road.

(2) One wall sign, not to exceed a maximum of 150 square feet, shall be allowed on the Subject Property.

(3) The owner/developer and its successors may utilize Fraser Road to access St. Johns Bluff Road so long as Fraser Road is built to City Standards, including a city standard cul-de-sac, curb and gutter, and sidewalk; however, Fraser Road shall not be used to access Cortez Road.

(4) A traffic study shall be provided at Civil Site Plan Review. A methodology meeting has been completed.

(5) The school shall provide an annual monitoring report to be completed to identify student queuing patterns, using Municipal School Transportation Assistance (MSTA), ensuring traffic is not allowed to overflow into City right-of-way. The scope of this study shall be determined in a methodology meeting to be held with the Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division and the traffic reviewer from Development Services prior to the first report. The report will be required each September while school is in session.

(6) The following applies to all new lighting installed during construction in the PUD. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candle ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent, or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Existing lights

shall be directed downward or fitted with deflectors to reduce light leaving the property.”;

- (3) Renumber the remaining Sections accordingly;
- (4) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

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