

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2022-16:

- (1) On **page 1, line 17, after** "L-5637-21C;" **insert** "PUD SUBJECT TO CONDITIONS;";
- (2) On **page 3, line 16, strike** "Exhibit 3 - Written Description dated November 16, 2021." and **insert** "Revised Exhibit 3 - Revised Written Description dated January 31, 2022.";
- (3) On **page 3, line 17½, insert** a new Section 4 to read as follows:

"Section 4. 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) The commercial development shall be permitted one monument sign not exceeding 150 square feet in area and 25 feet in height.

(2) Any establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption, or for on-premises consumption, shall be in conjunction with food prepared on the premises and ordered from a menu.

(3) Any establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer, or wine, for on-premises

consumption, off-premises consumption, or both, shall be by Zoning Exception.

(4) The developer shall provide 20 feet of separation between end units, or 40 feet of separation between the front and back of units.

(5) The development shall be permitted one pole sign on Interstate 95, not exceeding 150 square feet in area and 50 feet in height. The pole sign shall be at least 200 feet from the existing pole sign.

(6) A traffic study shall be provided at the Civil Site Plan Review. Prior to commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.”;

- (4) Renumber the remaining Sections;
- (5) Remove **Exhibit 3** and attach **Revised Exhibit 3**;
- (6) 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