

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following first amendment to File No. 2019-717:

- (1) On **page 1, lines 17-18, after** "L-5298-18A;" **insert** "PUD SUBJECT TO CONDITIONS;"; and
- (2) On **page 3, line 22½, 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 owner shall record with the Planning and Development Department and the Jacksonville Aviation Authority at the time of verification of substantial compliance, an Airport Notice Zone Acknowledgement Form. The developer shall include, in a prominent place, a reference on the site plan, covenants, deeds and restrictions of the community, and the plat, the following statement "NOTICE: Buildings may be located in an Airport Notice Zone and may be subject to increased noise or hazard levels associated with air traffic operations."

(2) If access is allowed through Sunport Industrial Parkway, a traffic study shall be provided to include the impact analysis of Sunport Industrial Parkway at Lem Turner Road. This study shall include the need for a left and right turn lane and a traffic signal warrant analysis. The study shall also determine the roadway cross section needed to ensure an adequate level of service and meet current standards. The improvements needed for Sunport Industrial Parkway and the intersection of Lem Turner Road and Hemlock Street shall be the

responsibility of the developer. The traffic study shall include a traffic impact analysis to the interchange ramps of Lem Tuner Road and I-295.

(3) If access is allowed through Hemlock Street, a traffic study shall be provided to include the impact analysis of Hemlock Street at Lem Turner Road. This study shall include the need for a left and right turn lane and a traffic signal warrant analysis. The study shall also determine the improvements needed to ensure an adequate level of service on Hemlock Street. Hemlock Street shall be improved to current standards including sidewalks, bike lanes and street lights. The improvements needed for Hemlock Street and the intersection of Lem Turner Road and Hemlock Street shall be the responsibility of the developer. The traffic study shall include a traffic impact analysis to the interchange ramps of Lem Tuner Road and I-295.

(4) If access is allowed through the proposed Dunns Crossing development, a traffic study shall be provided to include the impact analysis of the additional traffic at the intersection of Robert Masters Boulevard and Dunn Avenue. This study shall include the need to lengthen the left and right turn lanes and any other improvements to the traffic signal already warranted from the analysis of Dunns Crossing. The study shall also determine the improvements needed to ensure an adequate level of service on the proposed roads in Dunns Crossing from the border of this subdivision to Dunn Avenue. Any improvements needed for the proposed roads in Dunns Crossing and the intersection of Robert Masters Boulevard and Dunn Avenue caused by the impacts of this subdivision shall be the responsibility of the developer. The traffic study shall

also include a traffic impact analysis to the interchange ramps of Dunn Avenue and I-295.

(5) The proposed PUD and Angel Lakes PUD shall provide a vehicular connection along their common boundary.

(6) Any required traffic study shall be done in conjunction with the 10-set review process, and any development shall comply with such study, or as otherwise approved by the Planning and Development Department.

(7) 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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