

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following first amendment to File No. 2020-391:

- (1) On **page 1, line 15, after** "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"; and
- (2) On **page 2, line 23½, 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) No customers or direct sales are permitted on site.
- (2) There shall only be one access per road frontage.
- (3) ADA compliant sidewalks shall be provided on Alton Avenue.
- (4) The Acme Street driveway location shall be coordinated with the Planning and Development Department to avoid conflict with the existing JTA Bus Stop.
- (5) The entire property shall be fenced with a minimum six (6) foot high, eighty-five percent (85%) opaque fence. A minimum five (5) foot landscape strip including, but not limited to, bushes and/or hedges shall be maintained on the exterior side of such fence abutting the right of way. An uncomplimentary use buffer as provided in Section 656.1216, *Ordinance Code*, shall be provided along the property

boundaries abutting single-family residential use.

6) Parking areas may remain in their natural state or be graveled and do not have to be paved.

(7) All lighting shall be designed and installed to localize illumination onto the property and to minimize unreasonable interference or impact on adjacent residential property. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

(8) The on-site office may be developed in phases such that the total office square footage is not required to be developed prior to opening for business.

(9) Developer shall arrange for utilities to be provided to the site before opening for business.”

(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/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

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