

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following first amendment to File No. 2019-424:

- (1) On **page 1, line 17, after** "REVIEW" **insert** ", INCLUDING A SITE SPECIFIC POLICY"; and
- (2) On **page 3, line 9½, insert** a new Section 2 to read as follows:

"Section 2. Site Specific Policy. Future Land Use Element (FLUE) Policy 4.4.11 is hereby transmitted as follows:

Future Land Use Element (FLUE) Policy 4.4.11

In accordance with Ordinance 2019-424, which designates a 2,795.50 acre LDR land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 2,795.50 acre site. The LDR land use category and companion rezoning are intended to be holding categories prior to the development of the long-term master plan. The conceptual master plan, and proposed revisions or amendments to the approved plan, shall be subject to review and approval by the Planning Commission prior to submittal of land development reviews and approvals. It is the intention of the owner to amend the Future Land Map to land use designations and companion rezonings consistent with the master plan. However, approximately 350 acres of the site can be developed or rezoned prior to approval of the conceptual master plan. Revisions or

amendments to the plan that do not change the approved densities or intensities may be administratively modified by the Planning and Development Department. Development within the site shall be consistent with the conceptual master plan. The conceptual master plan shall, at a minimum, address the following conditions:

1. The general distribution, location and densities/intensities of residential and non-residential development;

2. Acknowledgement that future land use map amendments and rezonings will be submitted where such uses and densities are inconsistent with the current land use and/or zoning designations;

3. The general distribution and location of conservation areas and wetland buffers;

4. The strategy for providing centralized utilities for water and sewer service throughout the planning area;

5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network; and

6. General identification of how the major internal transportation facilities will connect to the external transportation network.

The approved conceptual master plan shall be on file with the Planning and Development Department.”; 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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