

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following Amendment to File No. 2022-75:

- (1) On **page 1, line 11** strike "MECO ROSSELLE REI, LLC" and insert "ROSSELLE PROPERTIES, LLC";
- (2) On **page 1, lines 20-21 and 30, page 2, line 2 and page 3, line 15** strike "L-5615-21C" and insert "L-5682-22C";
- (3) On **page 1, line 21**, after "5615-21C;" insert "PUD SUBJECT TO CONDITIONS;";
- (4) On **page 3, line 24**, strike "Exhibit 3 - Written Description dated April 25, 2022." and insert "Revised Exhibit 3 - Revised Written Description dated July 26, 2022.";
- (5) On **page 3, line 25**, strike "Exhibit 4 - Site Plan dated August 10, 2021." and insert "Revised Exhibit 4 - Revised Site Plan dated June 6, 2022.";
- (6) On **page 3, line 25½**, 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 maximum height for freestanding signage shall be limited to 35 feet for Parcels "B", "C" and "D" as depicted on the revised Site Plan dated June 6, 2022.

(2) The Subject Property shall be developed in accordance with the Fencing Plan dated August 10, 2021, as applicable, or as otherwise approved by the Planning and Development Department. This condition shall not relieve the developer from the requirement to visually screen outside storage facilities on the Subject Property with an 8-foot fence or wall not less than 95% opaque as outlined in the revised Written Description dated July 26, 2022.

(3) Multiple-family dwellings shall be permitted as part of a mixed-use development on the Subject Property. Newly constructed residential uses in the BP land use category shall be for "workforce persons" as defined in the *2030 Comprehensive Plan*. Residential uses shall not be the sole use developed on the Subject Property and shall not exceed 80% of the development.

(4) In order to maintain consistency with the BP land use category, single-family dwellings are prohibited in the development.

(5) Personal property storage establishments shall be a permissible use by exception only.

(6) Signage on Parcel "A", as reflected on the revised Site Plan dated June 6, 2022, may be developed in accordance with the Commercial Community/General-1 (CCG-1) criteria for signage outlined in Chapter 656, *Ordinance Code*. Signage on parcels "B", "C" and "D", as reflected on the revised Site Plan dated June 6, 2022, shall comply with Section 656.399.35, *Ordinance Code.*";

(7) Renumber the remaining Sections;

- (8) Remove **Exhibit 3** and attach **Revised Exhibit 3**;
- (9) Remove **Exhibit 4** and attach **Revised Exhibit 4**;
- (10) 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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