

LAND USE AND ZONING COMMITTEE AMENDMENT #2

The Land Use and Zoning Committee offers the following second amendment to File No. 2023-660:

- (1) On **page 1, line 17**, after "PUD;" insert "PUD SUBJECT TO CONDITIONS;"
- (2) On **page 2, line 30**, strike "Exhibit 3 - Written Description dated September 20, 2023" and insert "Revised Exhibit 3 - Revised Written Description dated October 12, 2023";
- (3) On **page 2, line 31**, strike "Exhibit 4 - Site Plan dated June 30, 2023" and insert "Second Revised Exhibit 4 - Second Revised Site Plan dated January 3, 2024";
- (4) On **page 3, line 1**, 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) A traffic study shall be provided at Civil Site Plan Review. Prior to the 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.

(2) ADA-compliant sidewalks shall be installed on the frontages of Stratton Road.

(3) The developer or its successor shall install and maintain an 8-foot off-white vinyl fence along the north and east boundaries of the northern parcel of land east of Stratton Road that is part of the Subject Property (Parcel No. 012865-0110).

(4) The developer shall furnish and install a gated entrance to the northern easement 30 feet east of Stratton Road. The gate is to be installed with a solar, electric-powered gate opener.

(5) There shall be no on-site burning during construction.

(6) The developer will pave, a minimum of 14 feet wide, the first approximately 330 feet of the northern easement access (the portion running east to west) along the northern boundary of Parcel No. 012865-0110 as depicted in yellow highlight on the Site Plan.”;

- (5) Renumber the remaining Sections accordingly;
- (6) Remove **Exhibit 3** and replace with **Revised Exhibit 3**;
- (7) Remove **Exhibit 4** and replace with **Second Revised Exhibit 4**;
- (8) 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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