

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following first amendment to File No. 2020-385:

- (1) On **page 1, line 19, after** "PUD;" **insert** "PUD SUBJECT TO CONDITIONS;"; and
- (2) On **page 3, line 1, strike** "Exhibit 3 - Written Description dated May 19, 2020." and **insert** "Revised Exhibit 3 - Revised Written Description dated April 15, 2021."; and
- (3) On **page 3, line 2, strike** "Exhibit 4 - Site Plan dated June 6, 2018." and **insert** "Revised Exhibit 4 - Revised Site Plan dated March 15, 2021."; and
- (4) On **page 3, line 2½, 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 must be provided for the proposed intersection with Duval Road. The study shall have a signal warrant analysis and a left and right turn lane analysis. Any required improvements at the proposed intersection will be the responsibility of the developer. The traffic study shall also have a traffic impact analysis for all the existing ramps at the Interstate 295/Duval Road interchange.

(2) All uses in the development may share the following signs: (a) West side of Duval Road - one externally illuminated monument sign not to exceed 200 square feet and

30 feet height; (b) East side of Duval Road - one externally illuminated monument sign not to exceed 200 square feet and 30 feet height; (c) I-295 right-of-way - three externally illuminated monument signs not to exceed 200 square feet each and 30 feet in height, spaced no closer than 200 feet apart; (d) Interior buildings - one internally or externally illuminated monument sign not to exceed 30 square feet and six feet in height for each building.

(3) The developer shall provide a forty-foot-wide landscape buffer along I-295 containing at least one tree (at least 2.5-inch caliper) for every 30 linear feet of roadway frontage in addition to the ten-foot-wide vehicle use area buffer and plantings otherwise required by *Ordinance Code* (retaining existing plant material may be used toward this requirement).

(4) Adjacent to residential property, the developer shall provide a ten-foot-wide undisturbed natural buffer with a six-foot-high berm in addition to the vegetated buffer described in the Written Description.

(5) The applicant shall remediate offsite drainage impacts from the Subject Property, subject to the review and approval of the Planning and Development Department. Development pursuant to this new PUD shall not proceed until the offsite drainage impacts have been remediated.”; and

- (5) Renumber the remaining Sections.
- (6) Remove **Exhibit 3** and attach **Revised Exhibit 3**.
- (7) Remove **Exhibit 4** and attach **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/ Shannon K. Eller

Office of General Counsel

Legislation Prepared By: Shannon K. Eller

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