

LEGISLATIVE #

110527A

CITY PLAN BOARD RECOMMENDED CONDITIONS

Condition 1: During development plan review, the applicant shall be required to demonstrate compliance with the requirements of § 30-70(c)(2)b.1 of the LDC by providing professionally documented evidence of compliance with each of the requirements contained therein.

Condition 2: Development standards for the areas designated as Zones A and B shall be as designated on Sheet 2 of Exhibit B (the Special Use Permit Area Plan). Buildings currently encroaching into the I-2 setbacks shall remain as non-conforming buildings and must comply with the requirements of the land development code for nonconforming structures.

Condition 3: The Special Use Permit shall allow in addition to the uses allowed by right in the I-2 zoning district only the uses specified to IN 2819 and 2869 per the Standard Industrial Classification Manual 1987.

Condition 4: During development plan review, the development shall be required to comply with GRU requirements for providing required utility services to the Special Use Permit Area.

Condition 5: A maximum of four access points as shown on Sheet #2 of Exhibit B (the Special Use Permit Area Plan) shall be allowed.

Condition 6: Buffers and setbacks shall be as shown on sheet #2 of Exhibit B (the Special Use Permit Area Plan).