

Appendix C Application

Received
4/6/16
(reflect new ownership)



APPLICATION—CITY PLAN BOARD
Planning & Development Services

OFFICE USE ONLY	
Petition No. <u>PB-15-15520W</u>	Fee: \$ <u>3229.75</u>
1 st Step Mtg Date: _____	EZ Fee: \$ _____
Tax Map No. _____	Receipt No. _____
Account No. 001-660-6680-3401 []	
Account No. 001-660-6680-1124 (Enterprise Zone) []	
Account No. 001-660-6680-1125 (Enterprise Zone Credit) []	

Owner(s) of Record (please print)
Name: Hoang Tam Trang
Address: 7305 Gateside Place Springfield, VA 22150
Phone: (352) 807-1283 Fax: N/A
(Additional owners may be listed at end of applic.)

Applicant(s)/Agent(s), if different
Name:
Address:
Phone: Fax:

Note: It is recommended that anyone intending to file a petition for amendments to the future land use map or zoning map atlas, meet with the Department of Community Development prior to filing the petition in order to discuss the proposed amendment and petition process. Failure to answer all questions will result in the application being returned to the applicant.

REQUEST

Check applicable request(s) below:		
Future Land Use Map []	Zoning Map [X]	Master Flood Control Map []
Present designation:	Present designation: BUS	Other [] Specify:
Requested designation:	Requested designation: BA	

INFORMATION ON PROPERTY

1. Street address: 1947 N. Main Street Gainesville, FL 32609
2. Map no(s):
3. Tax parcel no(s): 10072-002-002
4. Size of property: <u>0.63</u> acre(s)
<i>All requests for a land use or zoning change for property of less than 3 acres are encouraged to submit a market analysis or assessment, at a minimum, justifying the need for the use and the population to be served. All proposals for property of 3 acres or more must be accompanied by a market analysis report.</i>

Certified Cashier's Receipt:

5. Legal description (attach as separate document, using the following guidelines): See Attached
- a. Submit on 8 ½ x 11 in. sheet of paper, separate from any other information.
 - b. May not be included as part of a Purchase Agreement, Contract for Sale, Lease Agreement, Transfer of Title, Warranty Deed, Notice of Ad Valorem Taxes, Print-outs from Property Appraiser's Office, etc.
 - c. Must correctly describe the property being submitted for the petition.
 - d. Must fully describe directions, distances and angles. Examples are: North 20 deg. West 340 feet (not abbreviated as N 20 deg. W 340'); Right-of-Way (not abbreviated as R/W); Plat Book (not abbreviated as PB); Official Records Book 1, page 32 (not abbreviated as OR 1/32); Section 1, Township 9 South, Range 20 East (not abbreviated as S1-T9S-R20E).

6. **INFORMATION CONCERNING ALL REQUESTS FOR LAND USE AND/OR ZONING CHANGES** (NOTE: *All development associated with rezonings and/or land use changes must meet adopted level of service standards and is subject to applicable concurrency requirements.*)

A. What are the existing surrounding land uses?

North Commercial (Medical Office Building)

South Commercial (Retail Audio Store)

East Commercial (Vacant)

West Commercial (Vacant Automotive Sales & Display)

B. Are there other properties or vacant buildings within ½ mile of the site that have the proper land use and/or zoning for your intended use of this site?

NO

YES If yes, please explain why the other properties cannot accommodate the proposed use?

Yes, there are other properties within 1/2 mile of the site that carry BA zoning. This part of town has become very auto-oriented, and this is one of only a few properties in the general vicinity that are not zoned BA within the block. The property is vacant and has received several inquiries about using it for an automotive oriented business, which is not currently allowed. In order to be competitive with nearby properties this zoning is requested to accommodate the potential for automotive uses. These uses would be compatible with the surrounding properties.

- C. If the request involves nonresidential development adjacent to existing or future residential, what are the impacts of the proposed use of the property on the following:

Residential streets It is not adjacent to residential streets.

Noise and lighting It does not impact residential property with noise and lighting issues.

- D. Will the proposed use of the property be impacted by any creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors or by property adjacent to the subject property?

NO X YES ____ (If yes, please explain below)

- E. Does this request involve either or both of the following?

- a. Property in a historic district or property containing historic structures?

NO X YES ____

- b. Property with archaeological resources deemed significant by the State?

NO X YES ____

- F. Which of the following best describes the type of development pattern your development will promote? (please explain the impact of the proposed change on the community):

Redevelopment X ____

Urban Infill ____

Activity Center ____

Urban Fringe ____

Strip Commercial ____

Traditional Neighborhood ____

None of the categories above perfectly fit this development. It is an existing commercial building that is currently vacant. The rezoning is to enable a broader mix of prospective buyers, tenants, or users.

Explanation of how the proposed development will contribute to the community.

G. What are the potential long-term economic benefits (wages, jobs & tax base)?

The building is currently vacant and is not contributing much to the community at this time. The rezoning will broaden the prospective tenant pool and will assist in securing a user that will bring jobs, wages and additional tax base.

H. What impact will the proposed change have on level of service standards?

Roadways None, as the building has been leased for many years prior.

Recreation This will not affect the recreation L.O.S.

Water and Wastewater The water & wastewater demand will not be increased.

Solid Waste It is not anticipated that the rezoning will contribute to much difference in the solid waste load, since the rezoning does not affect the building size.

Mass Transit No affect on the LOS for Mass Transit is expected.

I. Is the location of the proposed site accessible by transit, bikeways or pedestrian facilities?

NO ___ YES X (please explain)

The site fronts N. Main Street, which contains striped bike lanes, sidewalks and bus routes.

CERTIFICATION

The undersigned has read the above application and is familiar with the information submitted. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) shown in questions 3 and 5 is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Owner of Record	
Name: Hoang Tam Trang	
Address: 7305 Gateside Place	
Springfield, VA 22150	
Phone: (352) 807-1283 Fax: N/A	
Signature: <i>[Signature]</i>	

Owner of Record	
Name:	
Address:	
Phone: Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone: Fax:	
Signature:	

Owner of Record	
Name:	
Address:	
Phone: Fax:	
Signature:	

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

To meet with staff to discuss the proposal, please call (352) 334-5022 or 334-5023 for an appointment.

[Signature]
Owner/Agent Signature

4/7/2016
Date

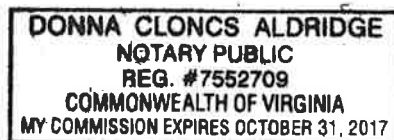
Virginia
STATE OF ~~FLORIDA~~
COUNTY OF Stafford

Sworn to and subscribed before me this 7th day of April 2016, by (Name)
Hoangtam Trang

[Signature]
Signature – Notary Public

Personally Known OR Produced Identification (Type) Virginia Driver's license

TL—Applications—djw



A6613555
Exp. 01/01/2018

LEGAL DESCRIPTION

(Parcel 10072-002-002)

A tract of land situated in Lot 2 of McCOY'S COMMERCIAL PARK, a Subdivision as recorded in Plat Book "H", Page 9, of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows: Begin at the Southwest corner of Lot 2 of said McCOY'S COMMERCIAL PARK and run North 25° 40' 32" East along the East Right-of-Way line of North Main Street, 150.00 feet; thence leave the East Right-of-Way line of said North Main Street and run South 64° 19' 28" East 300.00 feet; thence run South 25° 40' 32" West 23.75 feet; thence run North 89° 47' 21" West 30.46 feet to the South line of said Lot 2; thence run along the South line of said Lot 2 with the following courses and distances; North 89° 47' 21" West 215.00 feet; North 00° 08' 16" West 15.00 feet; North 89° 47' 21" West 79.59 feet, to the point of beginning; said tract of land containing 0.627 acres, more or less.



January 26, 2016

Mr. Dean Mimms, AICP, Lead Planner
Planning & Development Services Dept.
City of Gainesville
P.O. Box 490, Station 11
Gainesville, FL 32627

**RE: 1947 N. Main Street Rezoning
Rezoning Petition No PB-15-155-ZON**

Dear Dean:

As you are aware, our firm was recently hired by Mr. Warren Mack of Helika Properties to help him manage the rezoning petition he filed for their property at 1947 N. Main Street. We were brought in to assist him with the neighborhood workshop, and to represent Mr. Mack at the public hearings.

The neighborhood workshop was held on January 20, 2016, and a summary of the workshop is attached. It does not appear that there are many issues concerning the noticed neighbors as no one showed up at the workshop meeting.

You asked if I would consider providing a more complete Plan Board Application for the rezoning petition, and Mr. Mack has agreed for me to do so. Please find attached the updated rezoning application. This can be used to replace the first 4 sheets of the application, with the signed & notarized page 5 remaining as submitted by Mr. Mack.

If you find that you need any additional items that were not included in the attachments please let me know. You may contact me at jay.brown@jbprogroup.com, or call me at (352) 375-8999. Thank you for your assistance with this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. J. Brown, Jr.", written in a cursive style.

A. J. "Jay" Brown, Jr., P.E.
President, JBrown Professional Group Inc.

Cc: Warren Mack, Helika Properties



**Neighborhood Workshop Summary
For
1947 N. Main Street Rezoning**

The neighborhood workshop for the 1947 N. Main Street Rezoning was noticed in the Gainesville Sun and mailers were sent out to the required property owners in advance of the workshop, in accordance with City of Gainesville regulations and requirements. Mr. Jay Brown of JBrown Professional Group attended the workshop meeting on the evening of January 20, 2016 at the site of the rezoning, 1947 N. Main Street. However, no neighbors or interested parties showed up to attend the workshop. Mr. Brown was the only one there and remained onsite for 30 minutes after the scheduled startup. Since no other parties attended there was no formal presentation made.

The meeting was scheduled to begin at 6:30 PM and Mr. Brown arrived 30 minutes prior to the start of the workshop and remained 30 minutes after the scheduled time for the workshop. No other party arrived to attend the workshop. Mr. Brown had a presentation board that showed the existing land use and zoning of the surrounding properties and was prepared to present the information and answer any questions posed by interested parties. Since no one showed up the workshop was adjourned at approximately 7:00 pm.

The following items are attached to further document the Neighborhood Workshop.

1. Meeting Sign-In Sheet
2. Copy of Newspaper Advertisement
3. Copy of Public Notice Mailed

g of minds



...ly of South Florida Sarasota-Manatee's graduates participating commencement exercises at the Bradenton Area Union Center in Palmetto, Fla., on Monday, May 5, 2014. ... 30 USF Sarasota-Manatee seniors who have applied to ... at the spring 2014 commencement, about 190 attended ... money. This number includes 42 master's degree candi- ... d 286 bachelor's degree candidates from the Colleges of ... sciences, Business, Education, Hospitality and Technology ... ip and the USF Tampa College of Behavioral and Com- ... sciences. CASEY BROOKE LAWSON/CORRESPONDENT

...s and hotels now ... as affordable ... g. ... munity and col- ... eaders tried to ... education and arts- ... developments into ... through the 2006 ... ation41 initiative ... that project sput- ... nd became another ... ty of the Great ... ion. ... ege leaders were ... erested in the idea, ... Thompson said, ... not developers." ... t Innovation41, a ... ve of college lead- ... ned eager to unite. ... College President ... O'Shea was once ... of Mount Holy- ... lle, part of the ... r-old Five College ... rtium in western ... chusetts. When ... ne to New Col- ... 2012, he and Teri ... formerly with the

no money changes hands when students cross-register at colleges there. The same will be true of the C4 agreement. That will disproportionately affect Ringling College, the only private school in the local group. One class credit there can cost about \$1,500 — more than \$1,000 in excess of the per-credit cost for Florida residents at New College (\$192.10), USFSM (\$185.92) and SCF (\$112.08). "Financially, yes, it would be a loss of money," Thompson said. "But if you look at it from cash circumstances, it's not a huge loss to the institution provided there is space available in a class." The cost per-credit difference, he said, "makes it difficult, but I'm a huge believer in the concept of what this is about and

ENGLEWOOD

Woman charged in boy's death

By Michael Scott Davidson
GateHouse Media Services



Cole

ENGLEWOOD — As 270-pound James "Rick" Dearman pinned his 6-year-old son into couch cushions, the 31-year-old's girlfriend, Ashley Cole, did not intervene, even as the child screamed that he could not breathe and urinated on himself, authorities said.

Dearman was charged Dec. 31 with aggravated manslaughter in the death of James "Jimmy" Dearman on Christmas Eve.

On Monday night, deputies arrested Cole, 22, on a charge of principal to aggravated manslaughter of a child. Jimmy's face was buried in the living room's couch cushions for about five minutes before he became motionless, Cole told authorities. His 7-year-old sister watched it happen.

Dearman held the child there to keep him quiet while the two adults played video games, Cole said. She helped by holding Jimmy's feet between her back and the couch.

After the 6-year-old stopped moving, both adults smoked

a cigarette in the home's garage. They came back about 10 minutes later to find Jimmy with blue lips and not breathing.

Cole told investigators she ran into the garage and prayed. Dearman called 911 and tried to perform CPR until paramedics arrived.

Jimmy was later pronounced dead at Englewood Community Hospital. The area's medical examiner reported the death as highly suspicious for homicidal suffocation.

"(Medical Examiner) Dr. (Russell) Vega concluded the cause of death was likely some form of asphyxiation, based upon the pressure applied to the child's back," Cole's arrest report stated.

Dearman is being held on \$1 million bond. Cole's bond was set at \$100,000.

Dearman's other child, the 7-year-old, is in protective custody of the Florida Department of Children and Families, the Sheriff's Office reported.

DCF spokeswoman Michelle Glady said the DCF had "no prior history" with the family.

About 7:30 p.m. on Christmas Eve, Dearman told his two children to go to bed, Cole told authorities.

But the children did not listen and ran around the bedroom instead, she said.

Dearman decided to punish them. He forced them to stand facing the wall.

Then he caught Jimmy watching him play video games. Dearman forced his son to lie on the couch with his face against its rear cushions.

He used his body weight and the cushions to smother the child, Cole said. Dearman continued to play video games as the boy became motionless.

The 7-year-old girl later told investigators, "When Dad squished him, he got dead."

IMPERILED ANIMALS

FWC seeking comments on plans to aid declining species

By Tom Palmer
The Ledger

LAKELAND — Limpkins, an increasingly familiar marsh bird that leaves a trail of empty apple snail shells along shorelines, are no longer in danger of disappearing from the Florida

habits and their habitat requirements.

The recommendations regarding additional research needs is not new. FWC studies conducted as long as 25 years ago highlighted this need.

However, the latest plan lays out specific

after they're listed.

"This is really exciting because before there was just a hodgepodge of species listed willy-nilly and once they were listed there was no plan to get them taken off the list," said Julie Wraithmell, a biologist who is director of wildlife conservation

proposed to be classified as a threatened species.

They're among 57 Florida wildlife species that have been listed as endangered, threatened or species of special concern by the Florida Fish and Wildlife Conservation Commission.

In a draft report called the Florida Imperiled Species Management Plan, which is being circulated for comment, the status of all of these species has been re-evaluated, resulting in some species being taken off the list.

The report concludes that some species, such as limpkins, snowy egrets and gopher frogs, are doing well enough to be removed from the list of species state officials classify as threatened or endangered.

In addition to the burrowing owls, roseate spoonbills, tricolored herons and little blue herons are being proposed to be reclassified from species of special concern to threatened status to prevent their further slide toward extinction.

The plan includes measures for conducting further research to learn more about the status of some species — particularly those that are difficult to locate because of their cryptic

praising the approach because it not only takes a more scientific approach to listing species, but also includes specific measures to protect them

through wildlife grant programs to encourage them and to give them technical advice on how to protect wildlife on their land.

NOTICE OF PUBLIC HEARING



The Alachua County Planning Commission will hold a public hearing Wednesday, January 20, 2016, at 6:00 p.m., or as soon thereafter as the matter may be heard, at the County Administration Building, Jack Durrance Auditorium Room 209, 12 S.E. 1st Street, Gainesville, Florida to consider the following zoning item:

ZOM-09-15 (Major Amendment to a PD)

A request by CHW Inc., agent, for Parker 26 LLC, owner, for a major amendment to a PD to allow a medical clinic to operate 24 hours a day. The site is located at 708 NW 122nd St. on approximately 2.06 acres. The parcel is zoned "PD" (Planned Development) and has a Future Land Use designation of Commercial. The tax parcel number associated with this request is 04336-000-000.

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 (voice) or (352) 374-5284 (TDD) or 711 Relay Friendly.

General Information: Staff Reports on the above item will be available on Friday of the week preceding the meeting at the Office of Planning and Development, 10-300 S.W. 2nd Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

Public Notice

A Neighborhood Workshop will be held to discuss a rezoning to BA (Automotive-Oriented Business District) on 0.63 acres located at 1947 N. Main Street. This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The Workshop will be held on Wednesday January 20th at 1947 N. Main Street, Gainesville, FL at 6:30 PM. Contact Person Jay Brown, PE JBrown Professional Group (352) 375-8999.

Neighborhood Workshop

You are invited to attend a Neighborhood Workshop, which will be held to discuss a rezoning to BA (Automotive-Oriented Business District) on 0.63 acres located at 1947 N. Main Street. This is not a public hearing. The Workshop dates and times are presented below.

Date: Wednesday January 20, 2016

Time: 6:30 PM

Place: 1947 N. Main Street, Gainesville, FL

Contact: Jay Brown, PE JBrown Professional Group (352) 375-8999.

The workshop is being held to discuss the plan to rezone the property from BUS (General Business District) to BA (Automotive-Oriented Business District). This will allow the addition of automotive oriented uses, such as: motor vehicle and motor vehicle parts and supplies, wholesale; automotive dealers and gasoline service stations, automotive repair services and parking, and others. Please see a complete list of all allowable uses for the property under BA zoning attached. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments. We look forward to seeing you there.

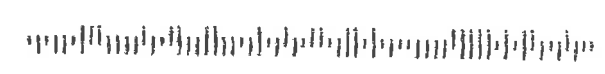
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JBrown Professional Group
3530 NW 43RD ST
GAINESVILLE, FL 32606

3260638104



Sec. 30-62. - Automotive-oriented business district (BA).

- (a) *Purpose.* The BA district is established to identify and delineate those commercial land uses involved in automotive sales, services and related activities as well as other large scale commercial uses with similar locational needs. An additional purpose is to provide suitable locations for activities that are compatible with and mutually supportive of those uses.
- (b) *Objectives.* The provisions of this district are intended to:
 - (1) Encourage automotive-oriented business development to occur along major transportation arteries where sites are adequate for an integrated design of automotive services and where such development could most adequately serve the needs of the community's residents without resorting to excessive quantities of strip development;
 - (2) Provide for, and accommodate as efficiently as possible, those commercial land uses commonly associated with automotive business and, therefore, prevent the indiscriminate application of this district along the community's arteries;
 - (3) Minimize traffic congestion on public streets;
 - (4) Ensure, through development plan approval, that major commercial developments are designed to promote the most efficient use of the land, as well as establish a harmonious relationship between such development and its environment;
 - (5) Require appropriate buffering or screening around such development, to maintain its compatibility with adjacent and surrounding land uses;
 - (6) Discourage, as much as possible, any encroachment by industrial, residential and commercial uses generally understood to be capable of adversely affecting the basic commercial automotive characteristics of the district; and
 - (7) Permit outdoor storage and sale of retail goods.

(c) *Permitted uses.*

SIC	Uses	Conditions
	USES BY RIGHT:	
	Any accessory use customarily incidental to a permitted principal use	
	Eating places	
	Food trucks	In accordance with article VI
	Ice dealers, retail only	
MG-15	Building construction—General contractors and operative builders	
MG-17	Construction—Special trade contractors	
IN-2261	Finishers of broadwoven fabrics of cotton	
IN-2262	Finishers of broadwoven fabrics of manmade fiber and silk	
MG-27	Printing, publishing and allied industries	
MG-41	Local and suburban transit and Interurban highway passenger transportation	
MG-43	U.S. Postal Service	
GN-472	Arrangement of passenger transportation	
GN-501	Motor vehicles and motor vehicle parts and supplies, wholesale	Excluding motor vehicle parts, used (IN-5015)
GN-504	Professional and commercial equipment and supplies, wholesale	
GN-508	Machinery, equipment and supplies, wholesale	Excluding construction and mining (except petroleum) machinery and equipment (IN-5082), industrial machinery and equipment (IN-5084), and transportation equipment and supplies, except motor vehicles (IN-5088)
MG-52	Building materials, hardware, garden supply and mobile home dealers	
MG-54	Food stores	
MG-55	Automotive dealers and gasoline service stations	Including gasoline service stations in accordance with article VI
MG-57	Home furniture, furnishings, and equipment stores	

IN-5941	Sporting goods stores and bicycle shops	Accessory outdoor display, storage and sales in accordance with <u>section 30-67</u>
GN-596	Nonstore retailers	
GN-598	Fuel dealers	
IN-5999	Hot tubs, swimming pools, whirlpool baths, retail only	
Div. H	Finance, insurance and real estate	
MG-72	Personal services	Including funeral services and crematories in accordance with article VI
MG-73	Business services	Excluding heavy construction equipment rental and leasing (IN-7353), airplane rental and leasing, oil field equipment rental and leasing and oil well drilling equipment rental and leasing and including disinfecting and pest control services (IN-7342), in accordance with article VI
MG-75	Automotive repair, services and parking	Excluding carwashes (IN-7542)
MG-76	Miscellaneous repair services	
IN-7833	Drive-in motion picture theaters	
MG-79	Amusement and recreation services	Excluding go-cart raceway operations and go-cart rentals, and simulated gambling establishments
MG-86	Membership organizations	
Places of religious assembly	In accordance with article VI	
Div. J.	Public administration	Excluding correctional institutions (IN-9223)
	USES BY SPECIAL USE PERMIT	
IN-7542	Carwashes	
	Ice manufacturing/vending machines	In accordance with article VI

- (d) *Dimensional requirements.* All principal and accessory structures shall be located and constructed in accordance with the following requirements:
- (1) Minimum yard setbacks:
 - a. Angle of light obstruction for all principal and accessory structures: 45 degrees.
 - b. Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the minimum setback shall be 25 feet or the distance created by the angle of light obstruction, whichever is greater.
 - (2) Accessory structures shall not exceed 25 feet in height.
 - (3) Maximum building height: Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, the maximum building height shall be three stories.
- (e) *Additional requirements for outdoor uses.* Whenever a use in a BA zoning district which includes outdoor storage and display, and/or other activities outside of completely enclosed buildings is adjacent to a residential district or to land which is shown for residential use on the future land use map of the comprehensive plan, such outdoor storage, display and/or activity shall be buffered and screened from all property lines in common with the residential district or land which is shown for residential use on the future land use map of the comprehensive plan as required for outdoor storage in article VI.
- (f) *General requirements.*
- (1) Where the side or rear yard abuts property which is in a residential district or is shown for residential use on the future land use map of the comprehensive plan, solid waste, recycling, yard trash containers (except litter containers), and grease containers, that are stored outside of the building, shall be placed at the side or the rear of the building and within ten feet of the building. The container shall be enclosed with an enclosing wall, so that it is not visible from the street or adjacent property (from ground level). The enclosing wall shall be finished and/or painted with the same material as is used on the building. The enclosing wall shall be fitted with an opaque sliding or hinged door and working latch. Loading docks shall be placed at the side or rear of the building, and shall be screened from the street and abutting residential land.
 - (2) Mechanical equipment shall be located so that noise and visual impacts upon abutting residential property are minimized. For purposes of this section, mechanical equipment is defined as a heating, ventilation, or air conditioning unit placed outside of a building.
 - (3) All structures and uses within this district shall also comply with the applicable requirements and conditions of section 30-67, pertaining to general provisions for business and mixed-use districts, and article IX.

(Ord. No. 3777, § 1, 6-10-92; Ord. No. 3946, § 1, 1-24-94; Ord. No. 3963, § 4, 3-14-94; Ord. No. 980273, § 2, 11-9-98; Ord. No. 981306, § 1, 6-28-99; Ord. No. 030752, § 5, 5-10-04; Ord. No. 030917, § 1, 8-9-04; Ord. No. 040662, § 1, 1-14-05; Ord. No. 070619, § 3, 3-24-08; Ord. No. 110289, § 7, 11-3-11; Ord. No. 130278, § 1, 12-5-13; Ord. No. 140130, § 3, 9-4-14; Ord. No. 140190, § 7, 4-16-15)