

## PROPOSED AMENDMENTS TO THE CITY PLACE PLANNED UNIT DEVELOPMENT AGREEMENT

### Purpose

1. To allow the City Place PUD to utilize the standards contained in the Flex Business Overlay Districts.
2. To provide the City Place landowners and developers more flexibility in building design and configuration to meet with changing market and economic realities.

### Action

1. Designate the southwest 3.72 acres of the property as FB-2 overlay district and focus commercial square footage as allowed in the approved PUD on this area of the site.
2. Designate the remainder of the property as FB-1 overlay district.
3. Maintain certain standards and relief negotiated in the presently approved PUD.

### Specific Standards & Relief Requests

1. The already developed Fifth Third branch bank is recognized as an existing conforming use and development and is to be unaffected by any changes proposed in these actions.
2. The development will include a north/south private access road that will connect all portions of the property, Eddington Blvd, and the Bordine property to the south.
3. Cross access easements will be provided between each individual portion of the property as it is developed allow use of the internal access road referenced in 2, above.
4. The total retail use developed will not exceed 15,000 square feet.
5. Drive through facilities will be allowed for banks, credit unions and other financial institutions.
6. City Place owners have an approved wetland fill permit from the MDEQ for 15,066 square feet of wetland impact. City Place owners maintain the right to this wetland impact in any new City Place plans and may move the wetlands to be impacted or filled from the locations contained in the MDEQ wetland permit. City Place will not increase wetland impact unless approved by the MDEQ.
7. City Place owners maintain the right to the previously approved 37,621 square feet of wetland buffer impact in any new City Place plans and may move the wetlands buffers to be impacted or filled from the locations contained in previous plans. City Place will not increase wetland buffer impact unless additional wetland impact is approved by the MDEQ

8. All buildings developed along the Rochester Road frontage shall be considered Section 138-8.500 D. Lawn Frontage buildings and the appropriate standards in this section shall apply.
9. The maximum height of any buildings developed along Rochester Road frontage, west of the internal north/south access road, shall be 3 stories or 45 feet.
10. The historic house location can be anywhere on the City Place property, including in its present location. City Place owners recognize that the Historic District Commission review rights of the historic building relocation and renovation.
11. City Place owners shall dedicate property to the City along Rochester to allow a 75 foot right of way from the centerline of the road to be achieved.