

AMENDED CONDITIONS FOR APPROVAL

1. Following recommendation by the EPC, the request shall be forwarded to the City Council for approval.
2. Replace Master Development Plan with “Master Plan” throughout.
3. On page 38, Section 4.2, amend the first paragraph as follows:

“The Rail Yards property is zoned PD, Planned Development. Within a PD zone, a [site plan] ~~[master development plan]~~ is used to guide the development through customized zoning and development standards [for the development] as delineated in the plan. [Given the City’s ownership of the Rail Yards, this Master Plan has been developed to guide future development on the Rail Yards property. Together,] the Rail Yards Master ~~[Development]~~ Plan [and the site plan establish allowable land uses and development standards, including] ~~[contains development standards addressing land use,]~~ building height, setbacks, landscape, etc.”

4. On page 38, Section 4.2, amend the third paragraph as follows:

“The property is located within the Barelás neighborhood, which is subject to the Barelás Character Protection Overlay zone (Barelás CPO-1). The Barelás CPO [zone] contains specific design standards, including required setbacks, maximum building heights, and parking standards for properties zoned R-1, R-T, R-ML, and R-MH; however, given the Rail Yards PD zoning, these design regulations do not apply to the Rail Yards property. In addition, the [regulations established by the PD zone through the] Master ~~[Development]~~ Plan [and site plan] generally take[s] precedence over development standards in the CPO; however, the IDO provides that if the [PD zone district standards in the] Master ~~[Development]~~ Plan [and/or site plan are] ~~[is]~~ silent ~~[on a certain development standard]~~, the IDO standards apply. Use-specific standards contained in the IDO also apply unless the PD zone district ~~[approval Master Development Plan]~~ provides a modification [in the Master Plan or site plan].”

5. On page 58, Section 6.1.2 replace Permissive Uses with the following:

[Permissive and Conditional Uses]

To maintain maximum flexibility for future development at the Rail Yards, the following uses are allowed anywhere on the Rail Yards site, except for those specifically listed as Prohibited Uses below:

- Permissive: Uses permissive in the R-MH, MX-M, and NR-BP zone districts.

- Permissive: Railroad related facilities.
- Conditional: Uses conditional in the R-MH and MX-M zone districts.]

6. On page 58, Section 6.1.2, amend Prohibited Uses as follows:

“The following land uses as defined in the IDO and regulated by Table 6-1-1 are prohibited anywhere on the Rail Yards site:

- Overnight shelter
- Liquor retail
- [Off-premises signs]
- [Gasoline and liquified petroleum gas sales] [Light Vehicle Fueling]
- [Heavy Vehicle fueling]
- Cold storage [plant]
- Pawn shop
- [Nicotine and cannabis retail sales] [Nicotine retail]
- [Cannabis retail]
- [Adult retail]
- [Adult entertainment]

7. On page 59, Section 6.1.6, amend the second paragraph as follows:

“[Upon application for a Site Development Plan, the] [The] applicant shall demonstrate that the spaces provided will be adequate for the new use(s) and shall be provided [-as required by the Environmental Planning Commission (EPC)]. Information provided [to the EPC] shall detail uses, parking amount, layout, and the potential for shared parking agreements and any other relevant data. Interim parking lot trees, buffer landscaping buffer landscaping and pedestrian walkways may be required as deemed necessary [by the EPC]. Permanent parking lot trees, buffer landscaping and pedestrian walkways may be phased as deemed necessary [by the EPC]. Surface parking may be supplemented with pedestrian, bicycle, and transit access.”

8. On page 63, Section 6.4, add a new subsection e. with text as follows: ["Off-premises signs are prohibited."]

9. On page 85, Section 8.3.5, revise the text as follows to make it apply to all residential uses on the site:

“[Where residential uses are proposed, particularly for any workforce housing, landscaping should be focused more on serving residents rather than the visiting public.] [Workforce housing is proposed for the site and the landscaping in this location is focused more on serving residents rather than the visiting public.]
Although drought-resistant species will still dominate the plant palette, places for

recreation that include turfgrasses are encouraged. Gathering spaces, with shaded seating opportunities for community events, shall be provided.”

10. *Per Water Utility Authority:* Include updated appendices related to water and wastewater if available.