**REVISED CONDITIONS**

**1230 Hendricks Avenue PUD / 2017-136**

**April 18, 2017**

**Condition 1:**

The minimum 5,000 square feet of non-residential floor area shall be located on the ground floor and shall not include areas devoted to parking or open space.

**Condition 2:**

 There shall be no outside amplified music after 10:00 p.m., Sunday through Thursday, and after midnight, Friday and Saturday. If amplified music is to be played indoors, it must be soundproofed from the units above.

**Condition 3:**

 An operational traffic study to determine the impact to all nearby intersections and entrances shall be provided to the City Traffic Engineer for review and approval at the time of verification of substantial compliance. Any needed operational improvements (such as restriping or timing of lights) will be the responsibility of the developer. In no event shall developer be required to make improvements to add traffic capacity. This condition is subject to review and approval by the Planning Department.

**Condition 4:**

The permitted uses and limitations on the location of specific uses detailed in Section IV.A. may only be modified through a rezoning.

**Condition 5:**

The building setbacks detailed in Section V.A.5. and pedestrian access elements detailed in Section V.B.3. may only be modified through a rezoning.

**Condition 6:**

The provisions regarding maximum signage reflected in Section V.C. may only be modified through a rezoning; however, a 5% variation in the size of tenant/commercial establishment signs may be permitted through a minor modification to this PUD.

**Condition 7:**

The project shall provide for a minimum of 30,000 square feet of active recreation space on site, and may address any shortfall as detailed in Section V.E.

**Condition 8:**

The transparency requirements contained in Section V. F. are hereby incorporated as conditions of this rezoning.

**Condition 9:**

The minimum parking standards established in Section V.B.1. are hereby incorporated as conditions of this rezoning.

**Condition 10:**

One tree shall be planted for every 40 linear feet of frontage and may be clustered.

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