

Policy \_\_\_\_\_: Future Land Use Map (FLUM) Amendment \_\_\_\_\_ adopted by Ordinance Number \_\_\_\_\_ on \_\_\_\_\_, changed the future land use designation on the amendment area from Medium Residential (County) to Low Intensity (City). The parcels affected are identified by parcel numbers \_\_\_\_\_. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment \_\_\_\_\_ is hereby limited by the following conditions:

1. The entire acreage designated shall be developed as a Planned Development, and shall consist of phases for the entire project area under the City's Code of Ordinances.
2. The maximum density for any project area including any density incentives shall be 16 dwelling units per gross acre with a maximum total of 1,146 dwelling units allowed. Total dwelling units allowed shall be reduced in proportion to the commercial acreage developed.
3. Commercial development shall be addressed in a Planned Development and shall limit commercial development to neighborhood business uses as identified in the City of Ocala's Land Development Code. Industrial, manufacturing, distribution, and warehouse uses shall be prohibited.
4. Ingress/egress access via a public or private right-of-way shall be provided or maintained to those parcels identified under Marion County Parcel Identification Numbers 3060-003-012, 3060-003-012 and 3060-007-006.
5. Access points shall be centralized within the development and permit no more than two ingress/egress access connections to SW 7<sup>th</sup> Avenue and SW 32<sup>nd</sup> Street. The nature of the access shall be determined during a traffic study/analysis.
6. Perimeter buffers will be provided and designed as part of the Planned Development.
7. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System that includes the entire acreage designated as PD. The applicant shall provide all necessary transportation mitigation as determined by the traffic analysis.