

POLICY 18.3: ~~Future Land Use Map (FLUM) Amendment LUC06-0002 adopted by Ordinance Number 5579 on October 25, 2006, changes the future land use on the amendment area from Low Density Residential and Public Buildings and Facilities to Medium Density Residential. Parcels affected include 26490 000 00 and 26490 001 00. 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 LUC06-0002 is hereby limited by the following conditions:~~

- ~~1. Development on the Amendment area shall not exceed 12 units per acre, with the dwelling unit type being restricted to those allowed under the Low Density Residential Future Land Use Classification;~~
- ~~2. The property shall be developed as a PD to address density, site design, architectural characteristics, buffers around the entire site and access along both frontages;~~
- ~~3. The development must provide secured access connection, to and from NE 19th Avenue;~~
- ~~4. 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 requirements; and~~
- ~~5. The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis, or provide (as to required improvements for which proportional share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments. Reserved.~~