

## MOTION SHEET

I move to approve staff recommendation with the following amendments to Part 2:

- Prohibit drive-in service;
- Require a 25-foot wide vegetative buffer within the building setback
- Require an 8 foot fence to screen the building for approximately 150 linear feet
- Limit the number of buildings to one with 5,000 square feet of leasable space; and
- Limit the number of fueling stations to 4

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

~~A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.~~

~~B A.~~ An off-site accessory parking use is a prohibited use on the Property.

B. Drive-in service as an accessory use is prohibited on the Property.

C. A 25-foot wide vegetative buffer shall be placed and maintained along the north, and west property lines.

D. An 8 foot fence measuring 150 linear feet parallel to the building.

E. 5,000 feet of building square footage.

F. 4 fueling stations.