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EXHIBIT 'B'

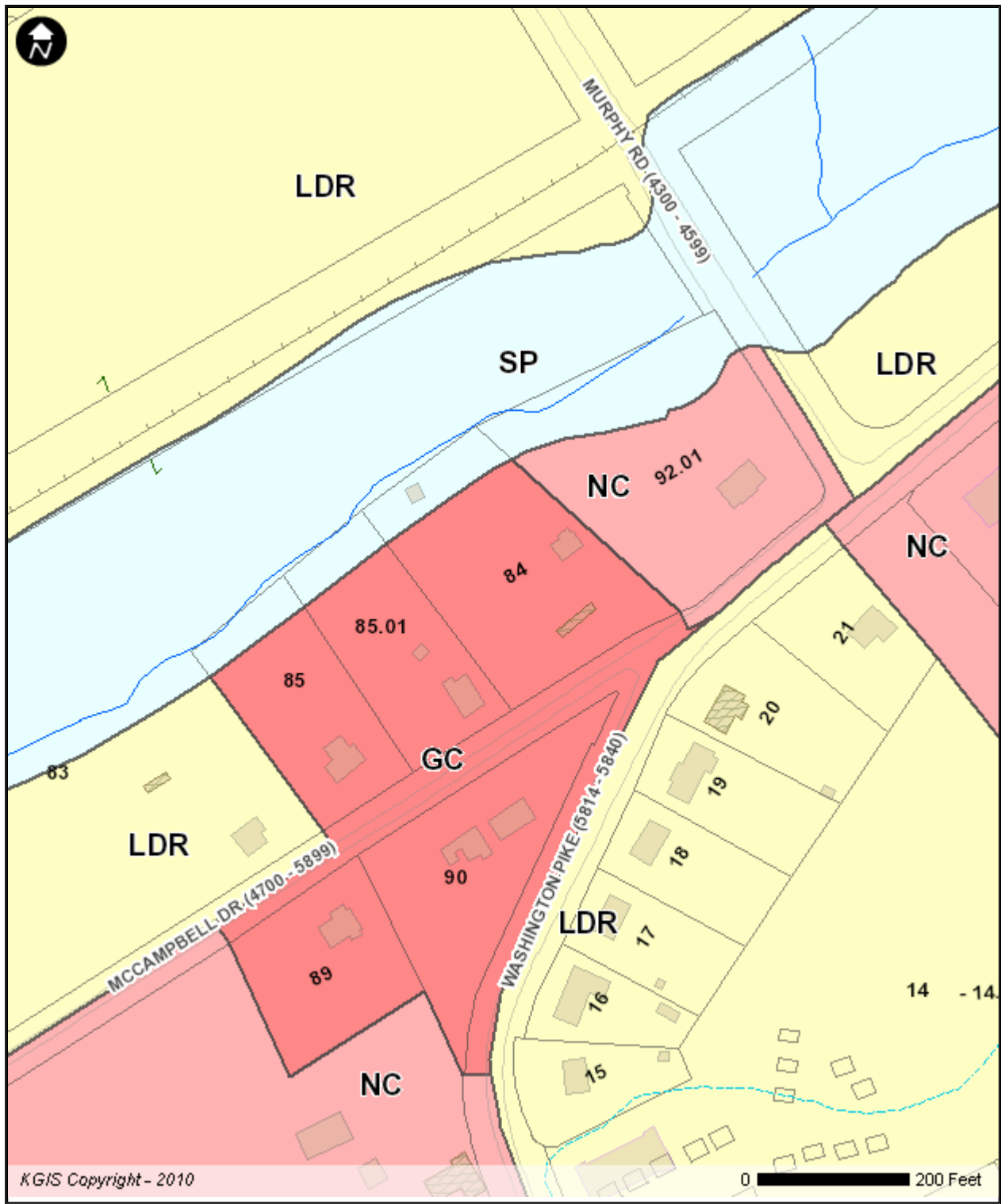
If MPC opts to retain C-3 zoning on parcels 84, 85, 85.01 and 92.01, staff recommends that the following conditions be attached to the rezoning.

RECOMMEND that City Council RETAIN the existing C-3 (Highway and Arterial Commercial) zoning, subject to the following 4 conditions.

1. No building permits shall be issued without use on review development plan approval by MPC.
2. No clearing or grading of any portions of the sites shall occur prior to use on review development plan approval by MPC.
3. A full landscaping plan, a lighting and photometric plan, and architectural elevations of all buildings must be submitted as part of the use on review development plan package.
4. No more than two driveways to Washington Pike and/or McCampbell Dr. will be permitted to access commercial development on the four existing parcels.

Approval of C-3 zoning would also warrant an alternate sector plan recommendation to replace the one in the original report. It should read as follows:

ADOPT RESOLUTION #1-D-10-SP, amending the Northeast County Sector Plan to GC (General Commercial) for parcel 92.01 only, and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)



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