

Proffers

In connection with the rezoning request for the properties located at 76 and 85 West Gay Street, and 76, 325, 335, 357, 365, 357, 365, and 381 North Liberty Street and identified as tax map parcels 34-D-10 and 11, 34-H-15, and 35-L-2, 3, 4, 5, and 6 the following permitted uses are hereby proffered:

- (1) Retail stores, personal service establishments, restaurants, food and drug stores.
- (2) Governmental, business and professional offices and financial institutions.
- (3) Hotels, motels and buildings used for dwelling unit(s), CBD, as defined under section 10-3-24. Dwelling unit(s), CBD, may be occupied by a family or not more than four (4) persons, except that such occupancy may be superseded by building regulations.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable and benevolent institutional uses which do not provide housing facilities.
- (6) General service or repair shops, when not employing more than fifteen (15) persons on the premises in a single shift (not including persons whose principal duties are off the premises) and providing that all storage and activities are conducted within a building. Examples: Cleaning and laundry establishments, printing and tailoring shops, appliance repairs, upholstery and furniture repairs.
- (7) Accessory buildings and uses customarily incidental to any permitted uses.
- (8) Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.
- (9) Public libraries.
- (10) Public uses.
- (11) Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion other than uses permitted in this district and which involve no more than 15 percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
- (12) Home occupations.
- (13) Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.

Special use permits shall be permitted as approved by City Council.

Additionally, we proffer:

*Please refer to Exhibit A.*

At minimum 22 parking spaces shall be located in the area at the corner of N. Liberty Street and W. Gay Street, currently identified as tax map parcel 35-L-5 and 35-L-6. The minimum 22

parking spaces shall be reserved for the sole purpose of supplying off-street parking spaces for any and all uses that are located on the properties in connection with this rezoning request. If townhouses or townhouse-style apartments are constructed on this site, 1 parking space per proposed townhouse or townhouse-style apartment shall be provided for the exclusive use by owners or tenants of the townhouse or townhouse-style apartment. These parking spaces may be counted to meet the minimum 22 parking spaces.

At minimum 13 parking spaces shall be located on tax map parcel 34-D-11. Such parking spaces shall be reserved for the sole use of supplying off-street parking spaces for any and all uses that are located on the property labeled "Apartments" currently identified as tax map parcel 34-D-10.

At minimum, 7 parking space shall be located in the area currently identified as tax map parcels 35-L-2, 3, 4. Such parking spaces shall be reserved for the sole use of supplying off-street parking spaces for any and all uses that are located on the property labeled "Professional Offices"



Signature, Property Owner

10/2/18

Date





LIBERTY STREET

PRELIMINARY  
FOR REVIEW

EXHIBIT  
A

PROPOSED  
SITE

DATE: 9-28-18