PDMU-06-80(G)(R3) – LAKEWOOD RANCH COMMERCE PARK  
(PLN1812-0024)

An Ordinance of the Board of County Commissioners of Manatee County, Florida,  
regarding land development, amending Zoning Ordinance No. PDMU-06-80(G)(R2) to amend a General Development Plan to remove 30.07 ± acres from  
the boundaries of the project for a total development area of 250.54 ± acres, maintaining previously approved entitlements (248,000 sq. ft. of commercial space, 228,300 sq. ft. of office space, and 882,000 sq. ft. of industrial space) and a Schedule of Uses (voluntarily proffered by the Applicant and attached as Exhibit B); generally located south of SR 64 East on the east and west sides of Lakewood Ranch Boulevard and north and south of Gatewood Drive, Bradenton (Manatee County); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

P.C.: 06/13/2019  
B.O.C.C.: 06/20/2019, 08/01/2019

RECOMMENDED MOTION

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to APPROVE Manatee County Zoning Ordinance No. PDMU-06-80(G)(R3) and the Amended General Development Plan with Stipulations 1 - 14; as recommended by the Planning Commission.

(Commissioner Baugh)

PLANNING COMMISSION ACTION:
On June 13, 2019, by a vote of 6 – 0, the Planning Commission recommended approval. Mr. DeLesline was absent.

BOARD OF COUNTY COMMISSIONERS ACTION:
On June 20, 2019, by a vote of 7 – 0, the Board of County Commissioners continued the public hearing to August 1, 2019 at 9:00 a.m., or as soon thereafter as same may be heard at the manatee County Government Administration Building, 1st Floor, Patricia M. Glass Chambers.
PUBLIC COMMENT AND CORRESPONDENCE:
June 13, 2019 Planning Commission
   Public Comments:
   David Smith, adjacent property owner, expressed concern with the proposed use for the 30.07 acres and stated he would be in attendance at the July 11 hearing.
   Ronald Miller, adjacent property owner, opposed the proposed use for the 30.07 acres.
   Nothing was entered into the record.
**PROJECT SUMMARY**

<table>
<thead>
<tr>
<th>CASE#</th>
<th>PDMU-06-80(G)(R3) / PLN1812-0024</th>
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</thead>
<tbody>
<tr>
<td>PROJECT NAME</td>
<td>Lakewood Ranch Commerce Park</td>
</tr>
<tr>
<td>LAND OWNER</td>
<td>Lakewood Ranch Commerce Park, LLC</td>
</tr>
<tr>
<td>APPLICANT / AGENT</td>
<td>Grimes, Goebel, Grimes, Hawkins, Gladfelter &amp; Galvano, P.L.</td>
</tr>
<tr>
<td>EXISTING ZONING:</td>
<td>PDMU (Planned Development Mixed Use)</td>
</tr>
<tr>
<td>PROPOSED USE(S):</td>
<td>As previously approved: Commercial Uses: 248,000 sq. ft.</td>
</tr>
<tr>
<td>CASE MANAGER:</td>
<td>Rossina Leider, Principal Planner</td>
</tr>
<tr>
<td>STAFF RECOMMENDATION:</td>
<td>APPROVAL with Stipulations</td>
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</tbody>
</table>

**DETAILED DISCUSSION**

Lakewood Ranch Commerce Park is a mixed-use development (commercial, office, and industrial) located south of SR 64 East, east and west of Lakewood Ranch Boulevard, and extending south approximately 1.20 miles. The project site is zoned PDMU (Planned Development Mixed Use) and within the R/O/R (Retail/Office/Residential) and IL (Industrial-Light) Future Land Use Categories (FLUCs).

**History**

**August 1995** – A rezone from A (General Agriculture) to PDI (Planned Development Industrial) with a General Development Plan was approved for a portion of the project. Nine lots in the industrial subdivision (known as Gates Creek Industrial Park) were platted prior to expiration of the project, but none of the lots were developed.

**August 2000** - The site was rezoned to PDMU (Planned Development Mixed Use) with a General Development Plan including office, commercial, and industrial uses totaling 2,468,000 square feet.

**October 2003** - A General Development Plan (PDMU-03-23(G)) providing more detail for the southern portion of the project was approved. This GDP expired in 2007.

**September 2007** - A General Development Plan (PDMU-06-80(G)) was approved to re-establish previously approved entitlements. With this approval, the GDP established a list of permitted and prohibited uses by FLUC for the overall project, as well as the following entitlements:

- 248,000 square feet of commercial
- 228,300 square feet of office
- 145,000 square feet of industrial
September 2008 - A revised General Development Plan (PDMU-06-80(G)(R)) was approved to include elementary, middle and high schools of special education for lots within the ROR FLUC.

October 2016 - A revised General Development Plan (PDMU-06-80(G)(R2)) was approved to add an additional 737,000 square feet of industrial uses, revised stipulations to be consistent with current standards, and provide a Schedule of Uses for the Lakewood Ranch Commerce Park. Currently, the project entitlements are the following:
- 248,000 square feet of commercial
- 228,300 square feet of office
- 882,000 square feet of industrial

A Certificate of Level of Service, CLOS # 08-037, was issued on 9/12/2008 and shall expire 10/19/2023. Building permits for a non-residential project must be issued prior to the expiration of the Certificate of Level of Service (CLOS) or otherwise, each site plan will be subject to a full concurrency review.

Request

The current request is to amend a General Development Plan to remove 30.07± acres from the boundaries of the project for a total development area of 250.54± acres, maintaining previously approved entitlements (248,000 sq. ft. of commercial space, 228,300 sq. ft. of office space, and 882,000 sq. ft. of industrial space) and a Schedule of Uses (voluntarily proffered by the Applicant and attached as Exhibit B).

The project was originally approved for a total area of 280.61 acres. The area proposed to be removed from the project boundaries is a vacant isolated parcel located on the southern portion of the Lakewood Ranch Commerce Park project and separated from the remainder of the development by a substantial wetland system.
The 30.07 acres land to be removed was subject to a Comprehensive Plan Amendment (PA-18-12/Ordinance 19-01) to change the FLUC from IL (Industrial-Light) to MU-C (Mixed Use-Community) and established a Subarea of R (Residential). In addition, the subject area will be incorporated in the Lakewood Centre DRI and designated as a multi-family parcel [Ordinance 19-11 – Lakewood Centre DRI #27 and PDMU-06-30(G)(R5) – Lakewood Centre GDP] subject to be approved concurrently with this application. (See below Site Plan)

No changes in approved dimensional standards are proposed at this time, including required open space. Per previous approved stipulation #4, with each Preliminary or Final Site Plan submittal, the applicant shall provide an open space calculation that equals at least 20% of each lot area.

Additionally, no changes related to amount or type of approved entitlements are proposed with this application. The maximum Floor Area Ratio (FAR) shall not exceed the maximum allowed within the R/O/R - 0.50 or 1.00 for a mixed use project or 0.75 for IL FLUC; however, the proposed FAR is 0.12.

Previously approved stipulations, as well as the Schedule of Uses, are not subject to the changes requested in this application.

Staff recommends Approval with previous approved stipulations.
## SITE CHARACTERISTICS AND SURROUNDING AREA

<table>
<thead>
<tr>
<th><strong>ADDRESS</strong></th>
<th>N/A</th>
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<tbody>
<tr>
<td><strong>GENERAL LOCATION</strong></td>
<td>East and west of Lakewood Ranch Boulevard and south of SR 64</td>
</tr>
<tr>
<td><strong>ACREAGE</strong></td>
<td>250.54± acres</td>
</tr>
<tr>
<td><strong>EXISTING USE(S)</strong></td>
<td>Constructed or/and Approved by FSP Commercial – 214,055 square feet Office – 101,909 square feet Industrial – 642,859 square feet Vacant</td>
</tr>
<tr>
<td><strong>FUTURE LAND USE CATEGORY(S)</strong></td>
<td>IL (Industrial Light) – 191.84 ± acres ROR (Retail/Office/Residential) - 58.7 ± acres</td>
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<tr>
<td><strong>DENSITY</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>INTENSITY</strong></td>
<td>Maximum allowed: IL – 0.75 FAR ROR – 0.50 FAR or 1.00 mixed-use project</td>
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<tr>
<td><strong>SPECIAL APPROVAL(S)</strong></td>
<td>None Required</td>
</tr>
<tr>
<td><strong>SPECIFIC APPROVAL(S)</strong></td>
<td>Previously Approved Specific Approval for an alternative of LDC Section 1001.4.D.1 to allow for a cul-de-sac exceeding 800-feet in length (Gateside Terrace) (Refer to Stipulation 8)</td>
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## SURROUNDING USES & ZONING

| **NORTH** | - SR 64 East. To the north of SR 64, residential area zoned RSF-1 (Windsong Acres) - South of SR 64 East (adjacent to the northwest project boundary), commercial and office zoned PDC |
| **SOUTH** | - Lena Road Landfill zoned PDPI - Vacant land zoned PDMU part of the Lakewood Centre DRI |
| **EAST**  | - Residential and vacant land zoned PDMU part of Lakewood Centre DRI |
| **WEST**  | - Lena Road Landfill zoned PD-PI - East Manatee Fire Rescue District and HQ Complex zoned A |

## SITE DESIGN DETAILS

No changes to dimensional and design standards (setbacks, height, open space, buffers, access points and general layout of the previously approved development).

With the current amendment, the only proposed revision to the approved GDP consists of the removal of 30.07 acres.
ENVIRONMENTAL INFORMATION

As previously mentioned, the area proposed to be removed from the project boundaries does not contain any wetland or wetland buffer; however, the overall site of the Lakewood Ranch Commerce Park contains 44.72 acres of wetlands, and no impacts to wetlands or wetland buffers were proposed within previous approval or/and were included as part of the current application.

The overall project shall comply with the applicable regulations of LDC Sections 700 (tree removal and replacement), and 701 (landscape buffers). Also, previously approved “Environmental Stipulations” are applicable and still enforceable.

TRANSPORTATION

Major Transportation Facilities
The site is located south of SR 64, east and west of Lakewood Ranch Boulevard, and is traversed by Gatewood Drive east of Lakewood Ranch Boulevard.

In the Comprehensive Plan’s Future Traffic Circulation Plan, the adjacent roads are designated as follows:

- SR 64: six lane arterial with planned right-of-way width of 200 feet, or as determined by FDOT
- Lakewood Ranch Boulevard: six lane arterial with planned right-of-way width of 150 feet
- Gatewood Drive: two lane collector with planned right-of-way width of 84 feet

Transportation Concurrency
Lakewood Ranch Commerce Park has an existing Certificate of Level of Service (CLOS) Compliance that identifies required mitigation of external traffic impacts, and the developers have been providing mitigation consistent with the conditions and requirements of the CLOS. This application includes a request for an amendment to the General Development Plan (GDP) to remove a 30.07-acre parcel. No changes to entitlements were requested; and therefore, the application is consistent with the external traffic impacts associated with the approved CLOS.

Access
Any proposed changes to access points will be reviewed at the time of future site plan submittal and accompanying traffic analysis to determine if any site-related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE
TRANSPORTATION CONCURRENCE

| CLOS APPLIED FOR: | No, project has an existing CLOS |
| TRAFFIC STUDY REQ’D: | No |

OTHER CONCURRENCY COMPONENTS
Lakewood Ranch Commerce Park has an existing CLOS for transit, drainage, and solid waste. Potable water and sanitary sewer will be reviewed with the Final Site Plan.
### POSITIVE ASPECTS

- No changes related to previously approved dimensional standards are proposed.

### NEGATIVE ASPECTS

- It is staff opinion that there are no negative aspects.

### MITIGATING MEASURES

- N/A

### REMAINING ISSUES OF CONCERN

(Not resolved or conditioned with recommendation of approval)

No remaining issues.

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### COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the ROR (Residential/Office/Retail) and IL (Industrial Light) Future Land Use Categories. A list of Comprehensive Plan Policies applicable to this request is attached. This project was specifically reviewed for compliance with the following policies:

**Policy 2.1.2.7 Appropriate Timing.** The subject project has existing development within its boundaries. The current request is to remove 30.07 acres of vacant land from the project area. No other changes are proposed. The surrounding area is characterized by a mixed-use development pattern: residential, non-residential, institutional and public facility uses. Potable water, sanitary sewer and reclaimed water are all available to the site, and portions of the required infrastructure has been constructed. Consequently, this proposed revision does not impact timing, as the development was previously deemed to have been appropriately timed, approved, and partially developed.

**Policies 2.2.2.1.17.1 (ROR) and 2.2.1.18.1 (IL) Intent.** The future land use categories anticipate a broad range of commercial, office, and light industrial oriented uses, while the proposal prohibited residential uses within the ROR category as a means to minimize intrusion of residential uses within the industrial portion of the project.

**Policies 2.2.2.1.17.2 (ROR) and 2.2.1.18.2 (IL) Range of Potential Uses.** Retail, wholesale or office commercial uses, lodging places, public or semi-public uses, schools, recreational uses are all potential uses for the ROR future land use category, and are consistent with the Lakewood Ranch Commerce Park project.

Light industrial uses, offices, research/corporate uses, warehouse/distribution uses, intensive commercial uses, wholesale commercial uses, neighborhood retail uses are all potential uses for the IL future land use category, and are consistent with the intended uses for the site.

**Policy 2.6.1.1 Compatibility.** PDMU developments are intended to draw upon the single use PD district requirements for individual uses to ensure consistency with development patterns and surrounding
developments. The specific criteria for compatibility will be reviewed at the time of future preliminary and/or final site plan review for specific projects.

**Policy 2.6.5.4 Preserve/Protect Open Space.** As each individual lot develops, a minimum of 20% open space will be provided.

<table>
<thead>
<tr>
<th>STAFF RECOMMENDED STIPULATIONS</th>
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<tbody>
<tr>
<td><strong>DESIGN AND LAND USE STIPULATIONS</strong></td>
</tr>
<tr>
<td>1. Cross access easements for commercial subdivisions shall be clearly indicated on all Preliminary Plats/Final Plats and/or Final Site Plans.</td>
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<tr>
<td>2. The uses approved for this project are limited to those proffered by the Applicant in the Schedule of Uses attached to the Zoning Ordinance as Exhibit B.</td>
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<tr>
<td>3. The maximum height for commercial structures shall be limited to 35 feet. The maximum height for industrial structures shall be limited to 45 feet.</td>
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<tr>
<td>4. The applicant shall provide, with each Preliminary or Final Site Plan submittal, an open space calculation for the lot. Each lot shall provide a minimum open space of 20%.</td>
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<tr>
<td>5. The applicant shall submit a running total of all square footage and acreage figures with each Site Plan submittal.</td>
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<tr>
<td>6. All roof mounted HVAC equipment, loading zones, and dumpsters shall be screened from view of SR 64, Lakewood Ranch Boulevard and surrounding properties (including internal parcels). Screening shall be approved at the Final Site Plan stage. The screening options include:</td>
</tr>
<tr>
<td>• Materials that are consistent with the exterior finish of the structure; or</td>
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<td>• Landscaping meeting 60% opacity; or</td>
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<td>• Opaque fencing materials.</td>
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<tr>
<td>7. If adjacent to residential uses, commercial parcels shall prohibit deliveries and truck loading and unloading between the hours of 10:00 p.m. and 5:00 a.m.</td>
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<tr>
<td>8. With each future site plan and/or plat submittal(s), the applicant shall clearly show that there is adequate turning space for emergency vehicles on Gateside Terrace, the previously approved cul-de-sac exceeding 800-feet in length.</td>
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</table>

**ENVIRONMENTAL STIPULATIONS**

9. Prior to the Final Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (e.g., historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

10. A Wetland Impact Review shall be submitted to the Planning Department concurrently with each Preliminary Site Plan. Minimization and avoidance of wetland impacts shall be demonstrated, and mitigation for wetland impacts be provided in accordance with Section 719 of the Land Development Code.
TRANSPORTATION STIPULATIONS

11. Prior to Final Site Plan approval for the proposed school, a site access analysis shall be submitted, accepted and approved that reflects the driveway and access storage queue requirements for the AM and PM (school dismissal time) peak hour to serve the school and to accommodate the queuing requirements of any adjacent development utilizing the same driveways. A methodology meeting will be required prior to the submittal of this analysis.

12. Developer shall work with Manatee County Area Transit (MCAT) on identifying a potential transit stop(s) within the project. At such time that MCAT has established a plan for service to the project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the project.

13. The road identified as Gatewood Drive is shown as a local road. If the roadway classification changes, the site plan does not need to be amended to provide access to the parcels fronting on that drive.

INFRASTRUCTURE STIPULATIONS

14. Connection to the County wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of the off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the County’s Wastewater System Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

ATTACHMENTS

1. Applicable Comprehensive Plan Policies
2. Maps – Future Land Use, Zoning and Aerials
3. General Development Plan
4. Project Narrative
5. Schedule of Uses – Exhibit B
6. Newspaper Advertising
7. Ordinance PDMU-06-80(G)(R3)
8. Public Comments
**APPLICABLE COMP PLAN POLICIES**

**Policy 2.1.2.7.** Review all proposed development for compatibility and appropriate timing. This analysis shall include:

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services,
- limiting urban sprawl
- applicable specific area plans
- (See also policies under Objs. 2.6.1 - 2.6.3)

**Policy 2.2.1.17.** ROR: Establish the Retail/Office/Residential future land use category as follows:

**Policy 2.2.1.17.1.** Intent: To identify, textually in the Comprehensive Plan’s goals, objectives, and policies, or graphically on the Future Land Use Map, areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.

**Policy 2.2.1.17.2.** Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).

**Policy 2.2.1.17.3.** Range of Potential Density/Intensity:

**Maximum gross residential density:**

Nine (9) dwelling units per acre for properties within the CHHA or CEA.

Sixteen (16) dwelling units per acre.

Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.

**Minimum gross residential density:** 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

Maximum "net" densities shall not apply to projects within designated Urban Corridors, and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.5.

1.0 in the UIRA.

1.0 for Hotels.

1.0 for mixed-use.

1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.

Policy 2.2.1.17.4. Other Information:

(a) Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.

(b) Development or redevelopment within the ROR area shall not be required to achieve compliance with the Commercial Locational Criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also Policy 2.10.4.2).

(c) No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.

(d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.

Policy 2.2.1.18. IL: Establish the Industrial-Light future land use category as follows:

Policy 2.2.1.18.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, and graphically on the Future Land Use Map, areas with a range of light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category. Also, to provide for lodging places to accommodate visitors to IL areas and to nearby areas.
Policy 2.2.1.18.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Light industrial uses that do not create objectionable impacts with regard to height of accessory or incidental structures (e.g., smokestacks), noise, smoke, dust, vibration, or glare (additional clarification on means of measuring and determining “objectionable impact” is found in Policy 2.6.3.1), and offices, research/corporate uses, intensive or wholesale commercial uses, service uses, privately-operated airports, selected residential uses, and support uses such as neighborhood commercial, recreation, public or semi-public uses, and schools (see also Objectives 4.2.1 and 2.10.4).

Policy 2.2.1.18.3. Range of Potential Density/Intensity:

- Maximum gross residential density:
  One (1) dwelling unit per acre.

- Maximum net residential density:
  One (1) dwelling unit per acre.

- Maximum floor area ratio:
  0.75.
  1.0 inside the UIRA.
  1.0 for hotels.
  1.0 along designated Urban Corridors.

- Maximum Square Footage for Neighborhood Commercial Uses:
  Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.18.4).

Policy 2.2.1.18.4. Other Information:

(a) In order to serve the neighborhood commercial needs of employers in the IL future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1).

(b) Wholesale commercial uses, intensive commercial uses, and those small commercial uses which are located or proposed within an office or industrial park are exempt from any commercial locational criteria contained in this element.

(c) Light industrial uses are differentiated from heavy industrial uses not permitted within this category by definition of “objectionable impact.” Clarification on means of measuring and determining “objectionable impact” is found in Policy 2.6.3.1.

(d) New residential uses in the IL land use category shall be limited to the following:
   (1) Individual single family dwelling units that are located on a lot of record, and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review. Or,
   (2) Residential uses within a planned unit development containing both industrial and residential uses, and containing both industrial and residential land use categories. The residential uses may be permitted to locate on portions of the project site designated as IL (Industrial-Light).

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to
mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- Use of undisturbed or undeveloped and landscaped buffers;
- Use of increased size and opacity of screening;
- Building setbacks;
- Innovative site design (which may include planned development review);
- Appropriate building design;
- Operational restrictions on the proposed use;
- Noise attenuation techniques; and
- A density and/or intensity below the maximum allowed.

**Policy: 2.9.1.5**  Promote the development of pedestrian friendly designs.