

EXHIBIT "B"
PLAN DESCRIPTION REVISION
For the property located at 2600 West Galena Boulevard

Casefile: 2021.112

Owner: VCA Aurora Animal Hospital

Ordinance Number of
Special Use Planned Development: O02-109

Date Special Use Planned Development
Approved by City Council: 10-08-2002

Said Plan Description is hereby revised and amended for the property legally described in Exhibit "A" as follows:

That the following Section III.A.2-Section III.A.3 be modified:

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Section 2.1. Parcel Size and Use Designation

The subject property referenced within this document as Parcel B and on the Preliminary Plan and Plat shown on Attachment "B", contains 4.8-10 ± acres. Upon approval of this document, said property shall be designated as "O" Office District with a special conditional use for a planned development on the City of Aurora Zoning Map, and be regulated by Section 12.5 of the Aurora Zoning Ordinance as modified herein.

~~Section 3 Parcel C, that parcel lying south of Parcels A & B, west of and adjacent to Hanks Road~~

~~3.1. Parcel Size and Use Designation~~

~~_____The subject property referenced within this document as Parcel C and on the Preliminary Plan and Plat shown on Attachment "B", contains ± 5.2 acres. Upon approval of this document, said property shall be designated as R-1 One-Family District with a special use for a planned development on the City of Aurora Zoning Map, and be regulated by Section 11.2 of the Aurora Zoning Ordinance as modified herein.~~

~~3.2 Statement of Intent~~

~~_____The R-1 One Family District has been chosen as the underlying base zoning for this development to provide for the long-term viability of the property and to ensure consistency and compatibility with the adjacent zoning and use. The subject property will be developed as single family homes. Access to the property will be shown on the site plan.~~

~~3.3 Specific Rules and Definitions~~

~~_____ The City may approve Final Plans that contain variations up to 10% of the requirement from Sections A-1.5 b, c, and d of this plan description pertaining to Bulk Restrictions. Variations above 10% shall be requested through the Final Plan process with a public hearing as outlined in Section 15 of the AZO.~~

3.4 Permitted Uses

~~_____ This property shall be limited to those uses permitted in the R-1 One-Family District, Section 11.2 only.~~

3.5 General Provisions

~~_____ The development of Parcel C shall be governed by the provisions of the Aurora Zoning Ordinance, Section 11.2 et seq., One-Family District, unless modified by the following provisions:~~

~~_____ a. Plan Approval~~

~~_____ Parcel C shall be subject to final plan approval pursuant to Section 14.6-11(b), entitled "Procedures for approval of plans" subsection "Final plans", of the Aurora Zoning Ordinance and shall contain all information as described on Attachment "C", Required Components of Final Plans.~~

~~_____ b. Signs~~

~~_____ All signs shall be pursuant to the Aurora Sign Ordinance and the Special Sign District regulations attached hereto as Attachment E to Plan Description and incorporated herein.~~

~~_____ c. Landscaping and Screening~~

~~_____ All Landscaping and screening shall be pursuant to Attachment "D", Landscaping Requirements.~~

~~_____ d. Parking and Loading~~

~~_____ All parking and loading shall be pursuant to Section 10, "Off-Street Parking and Loading" of the Aurora Zoning Ordinance.~~

~~_____ e. Specific Restrictions~~

~~_____ Design and construction standards for lakes and blue/green detention areas shall be pursuant to the City's Stormwater Control Ordinances.~~

3.6. Nonconforming Zoning Lots, Structures, and Uses

~~_____ All nonconforming zoning lots, structures, and uses shall be pursuant to Section 6, "Nonconforming Zoning Lots, Structures, and Uses" of the Aurora Zoning Ordinance.~~

3.7 Special Uses

~~_____ All special uses pursuant to Section 7, "Special Uses", of the Aurora Zoning Ordinance shall be established in accordance with Section 14, "Administration" of the Aurora Zoning Ordinance.~~

3.8 Accessory Buildings and Uses

~~_____ All Accessory structures and uses shall be pursuant to Section 8, entitled "Accessory Buildings and Uses" of the Aurora Zoning Ordinance.~~

3.9 Bulk Restrictions

~~_____ The applicable bulk restrictions shall be pursuant to section 11.2, "R-1" One-Family Dwelling District of the Aurora Zoning Ordinance.~~

That the following Section IV.D. be modified:

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~~Section D. MODEL HOMES AND SALES TRAILERS, CONSTRUCTION TRAILERS~~

~~_____ 1. Model Homes~~

~~_____ The Developer shall be permitted, at the Developer's sole risk, to construct, maintain and occupy two (2) model homes on Parcel C, subject to the terms of this Section D.~~

~~_____ a. Permits for model units will not be issued until a final plat is approved containing the model unit area;~~

~~_____ b. A gravel surface roadway for construction, emergency and inspection vehicles shall be provided. No other improvements shall be required until occupancy permit issuance. The developer shall provide a written letter of indemnification to the City in substantial conformance with Attachment F hereto.~~

~~_____ 2. Sales and Construction Trailers~~

~~_____ a. Upon preliminary plan approval for the Subject Property and in advance of final engineering, final plat approval and the construction of sanitary, storm sewer, storm water detention facilities, water main, streets, curbs and gutters, the Developer shall be permitted to set temporary construction office, storage and sales trailers on the site. Approval for placement of trailers shall be subject only to staff review. Planning Commission or City Council approval shall not be required.~~

~~_____ b. Installation of sanitary sewer and public water shall not be a condition to the issuance of permits for construction, storage and sales trailers;~~

~~_____ c. Sales trailers shall be removed at such time as the Developer receives occupancy permits for the Sales/Model homes;~~

~~_____ d. The Developer shall be permitted to construct and maintain other appurtenant facilities for said trailers including temporary driveways.~~

~~_____ e. The Developer, upon approval of the City Engineer may construct temporary parking facilities, haul roads and other pertinent facilities in advance of receipt of approved formal permits~~

~~_____ f. Construction and storage trailers shall be removed within sixty (60) days following the completion of construction activity on the affected parcel.~~

~~_____ 3. All references to trailers in this Section (D) shall be as that term is defined in~~

~~the City's Zoning Ordinance. All such trailers shall be maintained in a neat and orderly manner.
The Developer shall maintain and repair any and all temporary facilities.~~

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