

Staff proposes replacing Part 3, Section E, pages 15-16, with the following **Late Backup**

E. Project Completion.

- i. The Austin Country Club Project shall be deemed complete and subject to the limitations in Paragraph E.iii., below, once the amount of total development approved by the City for construction would cause the project to reach or exceed 20% impervious cover of gross site area, which is the maximum impervious cover limitation imposed under these Development Terms by Section A of Part 2, above.
- ii. If completion of the project per Paragraph E.i., above, has not occurred by the 30th year after the effective date of these Development Terms, the allowable impervious cover for the Project is reduced by .1% per each additional year until the total allowable impervious cover equals 17% of the gross site area[;]. In the year after allowable impervious cover has reached 17%, the Project [at which time project] shall be deemed complete and subject to the limitations in Paragraph E.iii. below.
- iii. Once the Austin Country Club project is complete under either Paragraph E.i. or ii., above:
 - a. Any development applications submitted following expiration of the approved master site development permit must comply with current regulations, except as otherwise provided by law, and may not take advantage of these Development Terms;
 - b. Any further development or redevelopment shall be subject to regulations in effect at the time of application; and
 - c. Any existing permitted development that does not meet then-current regulations may be maintained, modified, or altered consistent with the requirements generally applicable to legally nonconforming or noncomplying development.