

AMENDMENT NO. ____
TO
ORDINANCE NO. BL2025-762

Madam President –

I hereby move to amend Ordinance No. BL2025-762 by amending Section 4 as follows:

Section 4. Be it further enacted, that the following conditions shall be completed, bonded, or satisfied as specifically required:

1. On the corrected copy, replace “commercial” uses with “nonresidential” uses on the face of the building.
2. All vehicular access to the site shall be limited to the alley along the northern property line.
3. Tree wells shall be included within the 12th Avenue South right-of-way in lieu of planting strip.
4. With submittal of the final site plan, applicant shall move the exterior stairwell off the rear of the building (eastern property line). Final location to be determined in consultation with Planning Staff.
5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. No master permit/HPR shall be recorded prior to final SP approval.
8. Signage to be reviewed at final SP and is not included in this approval.
9. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
10. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
11. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
12. Prior to the issuance of a use and occupancy permit to allow a restaurant use on the property, the applicant shall secure offsite parking and/or a valet parking service.

INTRODUCED BY:

Tom Cash
Member of Council