



Legislation Text

File #: SP-13-14, **Version:** 1

Evers Brown requests MAPC's review and approval of a Site Plan for 1504 Stadium Blvd., for property zoned C-3 L.U.O., for a proposed 5,500 sq. ft. Commercial Building. MAPC Site Plan approval is required per ORD 10:086, passed December 7, 2010.

Conditions:

1. The following uses shall be allowed only as a Conditional Use, and shall be approved by the Metropolitan Area Planning Commission (MAPC):
 - A) Carwash
 - B) Cemetery
 - C) Construction Service
 - D) Convenience Store
 - E) Fast Food Restaurant
 - F) Gas Station
 - G) General and Limited Vehicle Repair
- 2) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.
- 3) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.
- 4) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.
- 5) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.