LOCATION: This site is located on the east side of Glenwood Avenue at 304 and 306 Glenwood Avenue.

REQUEST: Development of a 0.17 acre site zoned DX-7-SH. This proposal includes renovation of an existing building of 3,726 sf gross area (304 Glenwood Ave) and the demolition of an existing building at 306 Glenwood for an outdoor patio area with bar and outdoor seating. A proposed deck at 306 Glenwood Avenue will be 3,664 sf. This site is a change-of-use only with interior work only. Current use is retail and the proposed use is bar/outdoor seating. No change to the building’s exterior transparency, height, or structure addition is being proposed for the structure which will remain at 304 Glenwood Ave. The site will keep the existing two lots as shown on the site plans for 304 and 306 Glenwood Ave.

The Board of Adjustment approved variances providing relief from roadway and streetscape improvements along the Glenwood Avenue frontage with case A-141-19.

DESIGN
ADJUSTMENT(S)/ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 30, 2021 by Red Line Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:
General

1. A demolition permit shall be obtained.

2. A cross access legal agreement is recorded for access onto the shared amenity areas as shown on the ASR-0056-2020 for 304 and 306 Glenwood Avenue prior building permit approval.

3. Applicant revises note #2, on sheet A2.1 of the approved ASR plans set, noting the general building use & mixed-use, and match the boxes on the application form.

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance exceeds 12,000 sf. (UDO 9.4.4).

Engineering

5. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Urban Forestry

6. A tree impact permit must be obtained for tree protection fence for the (3) existing trees in the right of way. This development proposes to protect 3 street trees in tree pits in front of 304 & 306 Glenwood Ave.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates.

3-Year Expiration Date: April 21, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified
time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  
Date: 04/21/2021

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy