

Amendment No. 2886
LUCG/544
Council Approval: 09 May 1977

Land Use Guidelines

The land use shall be for a service station and car wash only. The installation of key-operated pumps to provide 24 hour service shall not be permitted.

Development Guidelines

C-2 (General Commercial District) development guidelines shall apply unless otherwise noted below.

1. The developer shall buffer the residential properties to the south by use of fencing and landscaping.
2. Landscaping shall be introduced along the 8th Street frontage to help delineate proper points of access and egress.
3. All requirements of the City Engineer's Department shall be met to the satisfaction of the City Engineer and the Development Officer prior to the release of a development permit.
4. Maximum building height shall be 28 feet.
5. Maximum building coverage shall be 30%
6. Landscaping shall cover a minimum of 10% of the site area, plus any adjoining City boulevards. A landscaping plan shall be submitted to and approved by the Development Officer prior to the release of an occupancy permit which shall include a screening fence along the westerly property boundary.
7. That the protection of the Elbow River walkway, including the access easement, be to the satisfaction of the Development Officer.