

## Case # 274-2021 – Logboat Brewery CUP

### Amended Conditions of Approval (shown in red)

1. **Applicant shall cause to be recorded, after review and approval by the City's Law Department, either a shared parking agreement pursuant to Section 29-4.3(d)(2)(iii) or a restrictive covenant on the land at 509 Fay Street that establishes that the parking lot proposed at 509 Fay Street is tied to this development.**
2. An ADA-compliant crosswalk and appropriate signage are constructed, by the owner, at a location on Fay Street that is acceptable to the City Traffic Engineer
3. Wayfinding signage is installed, by the owner, as to direct patrons to the off-site parking at 509 Fay Street.
4. **Any loading dock and delivery area associated with the proposed brewery operations expansion located along College Avenue shall not be used for the shipping of finished products or the receiving of raw materials used to produce finished products at any time. Such loading dock or delivery area; however, may be used temporarily, when properly permitted, to facilitate the delivery or maintenance of existing or new brewery-related equipment subject to the following:**
  - A. **No maintenance/repair activities shall occur within the delivery area at any time.**
  - B. **The loading dock door shall remain closed except when needed for receiving of equipment or to move equipment out of the brewery facility for maintenance or repair.**
  - C. **On-site signage shall be installed along the College Avenue frontage to direct routine deliveries to the appropriate loading dock location on Fay Street to ensure no unnecessary standing of traffic occurs along or within the College Avenue right of way.**
  - D. **A barrier shall be installed outside of the right of way of College Avenue to ensure the delivery area driveway is blocked to unauthorized use**
5. Any portion of a structure associated with a proposed footprint expansion shall not exceed 50' in height.
6. **Fenestration on the College Avenue side of the subject site shall comply with the requirements of Section 29-4.6(c)(2) of the Unified Development Code.**
7. **Landscaping, screening, and buffer shall be installed to be consistent with Section 29-4.4(c) of the Unified Development Code as applicable to the loading dock located on College Avenue.**