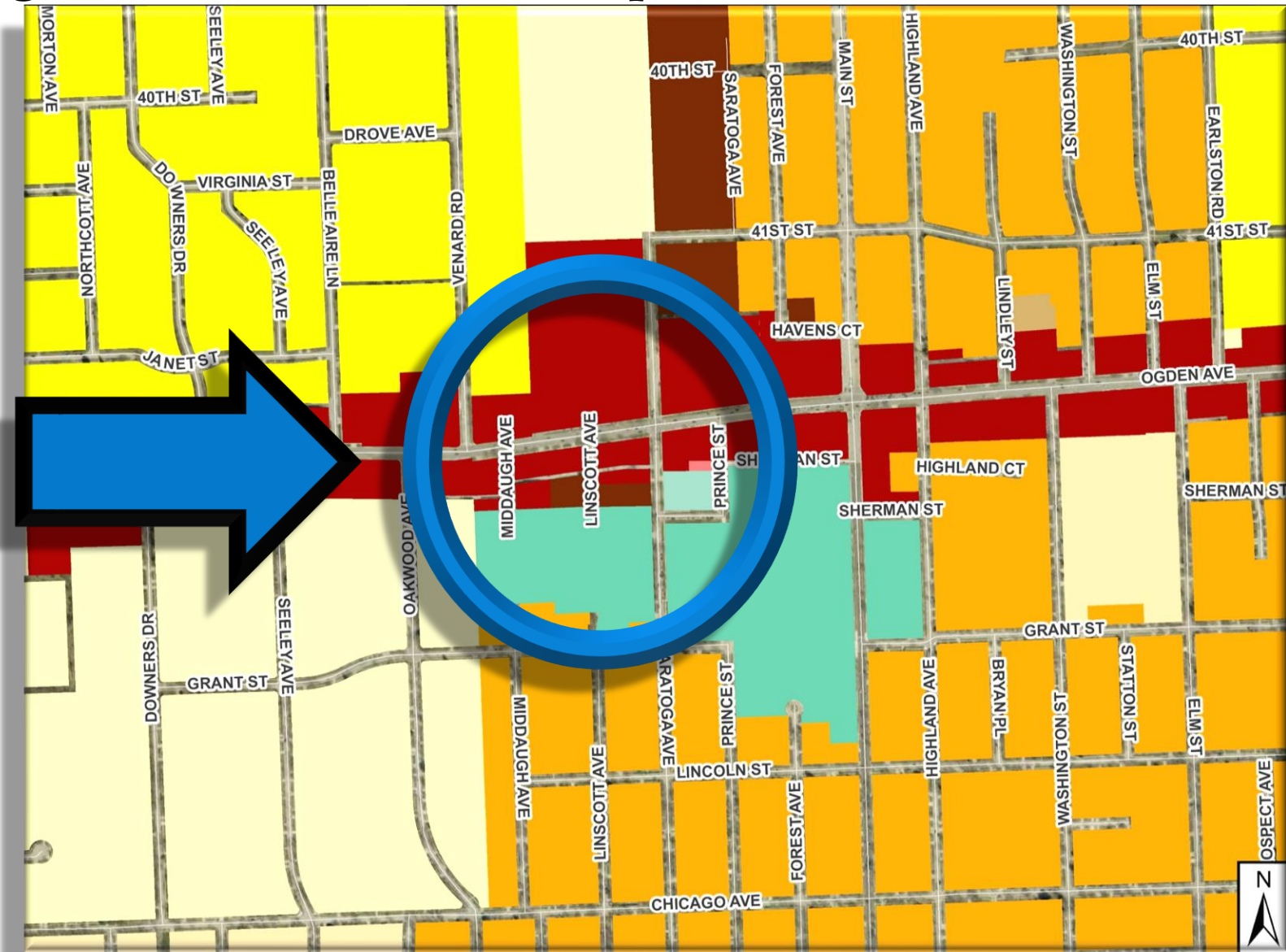


**Plat of Vacation, Plat of Subdivision,
Planned Unit Development, Zoning Map
Amendment and Special Use
1205 – 1219 Ogden Avenue**

August 4, 2026



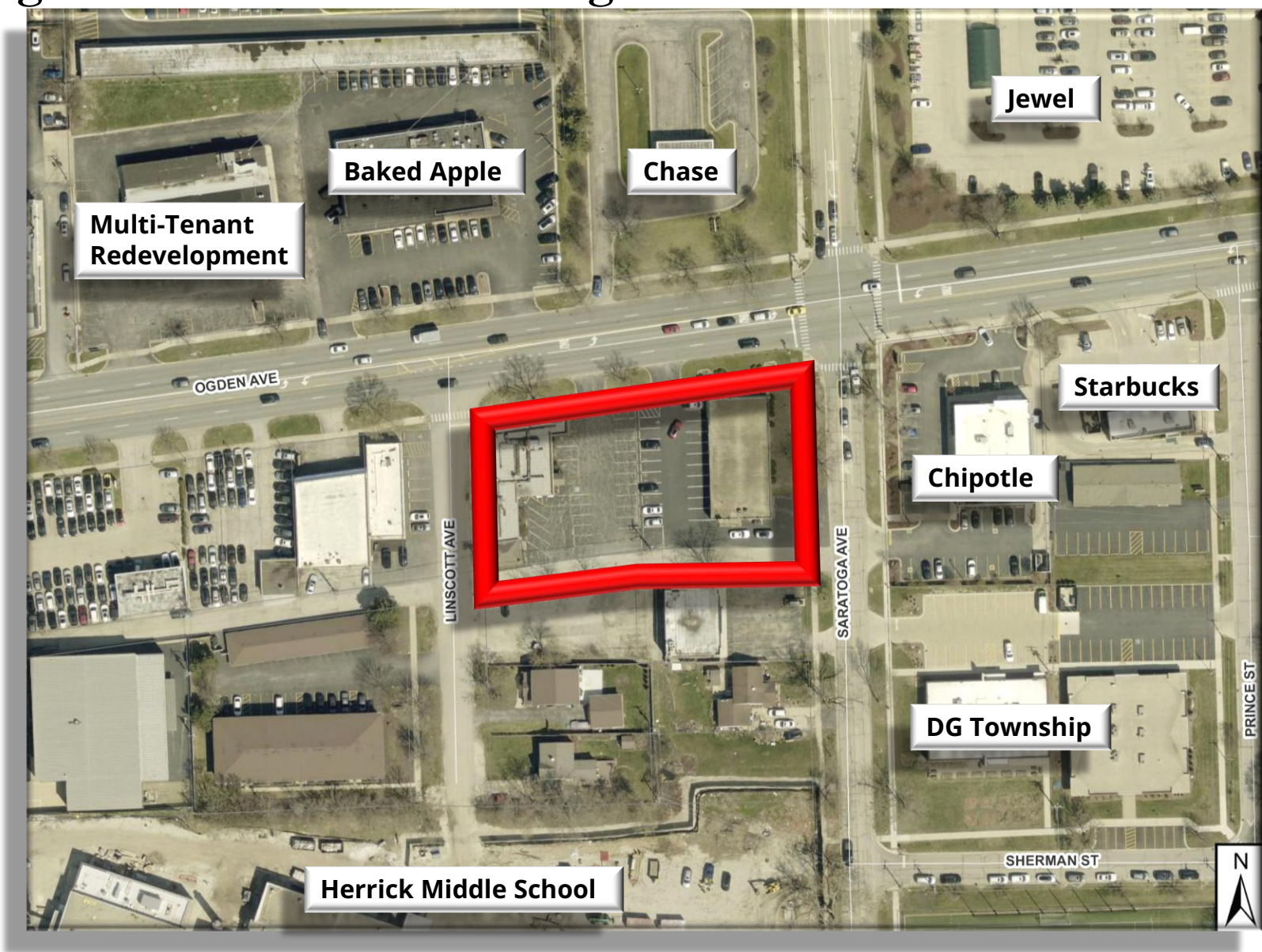
1205 – 1219 Ogden Avenue – Location Map



1205 – 1219 Ogden Avenue – Area Map



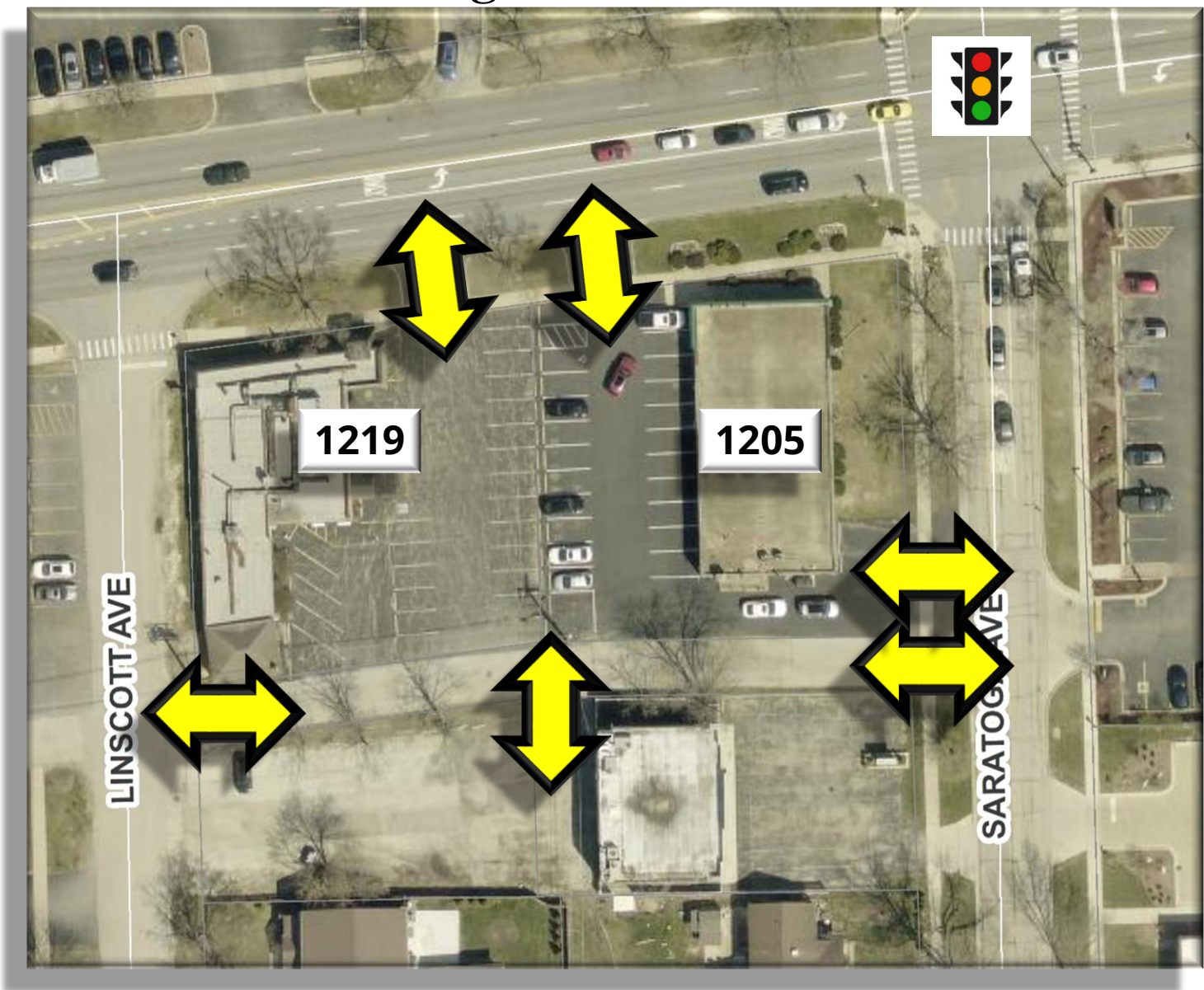
1205 – 1219 Ogden Avenue – Surrounding Area



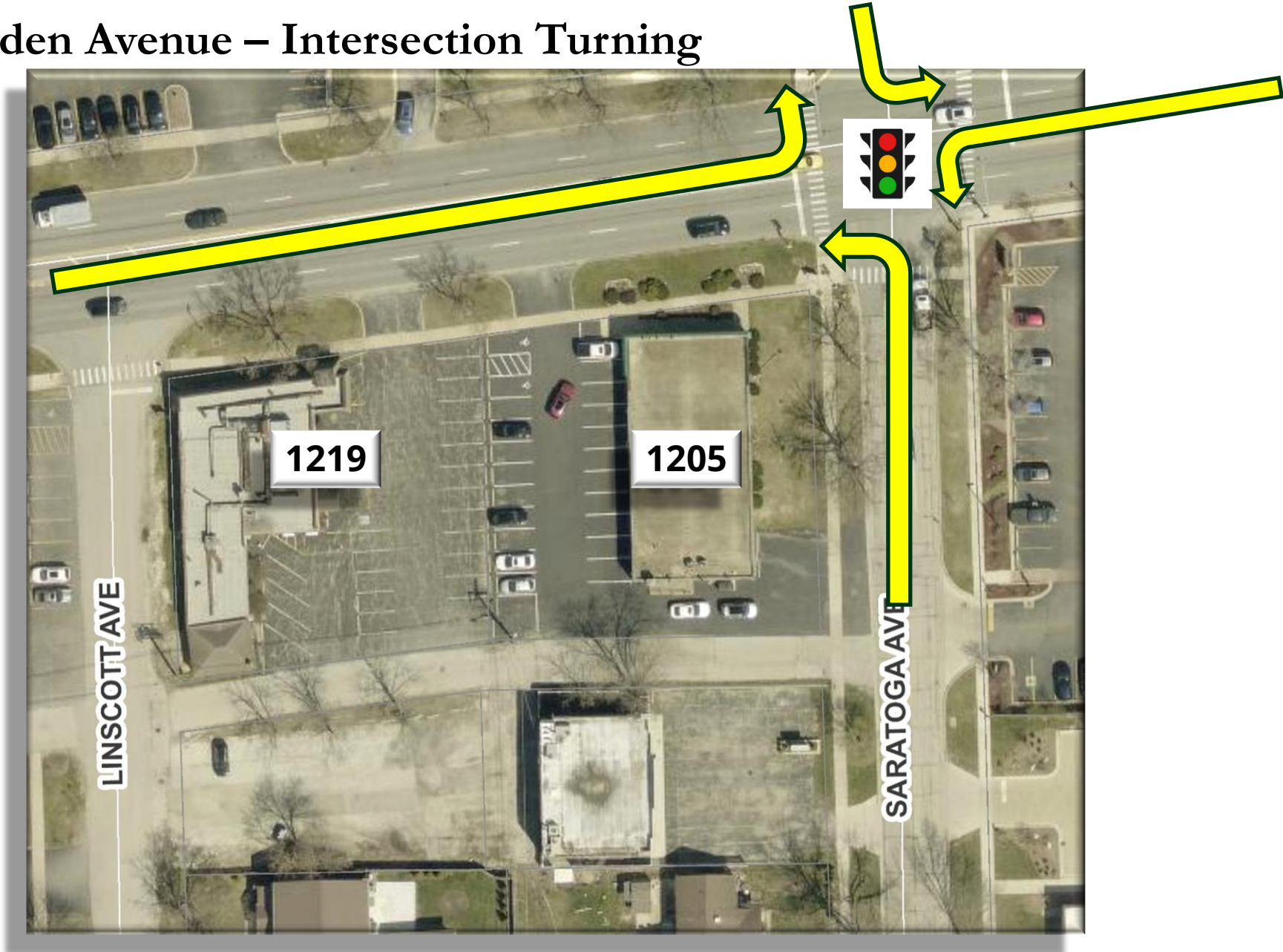
1205 – 1219 Ogden Avenue – Existing Layout



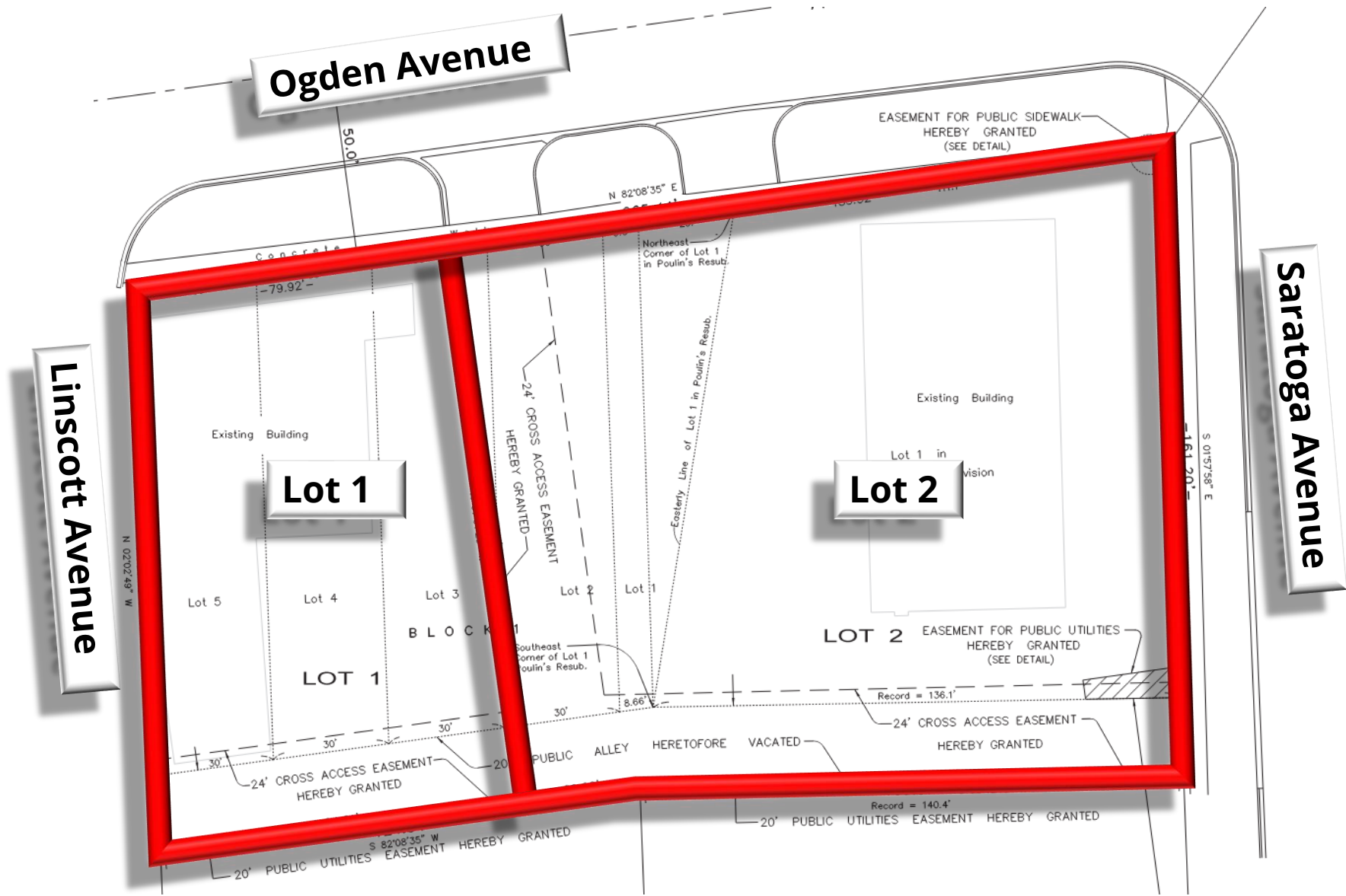
1205 – 1219 Ogden Avenue – Existing Access Points



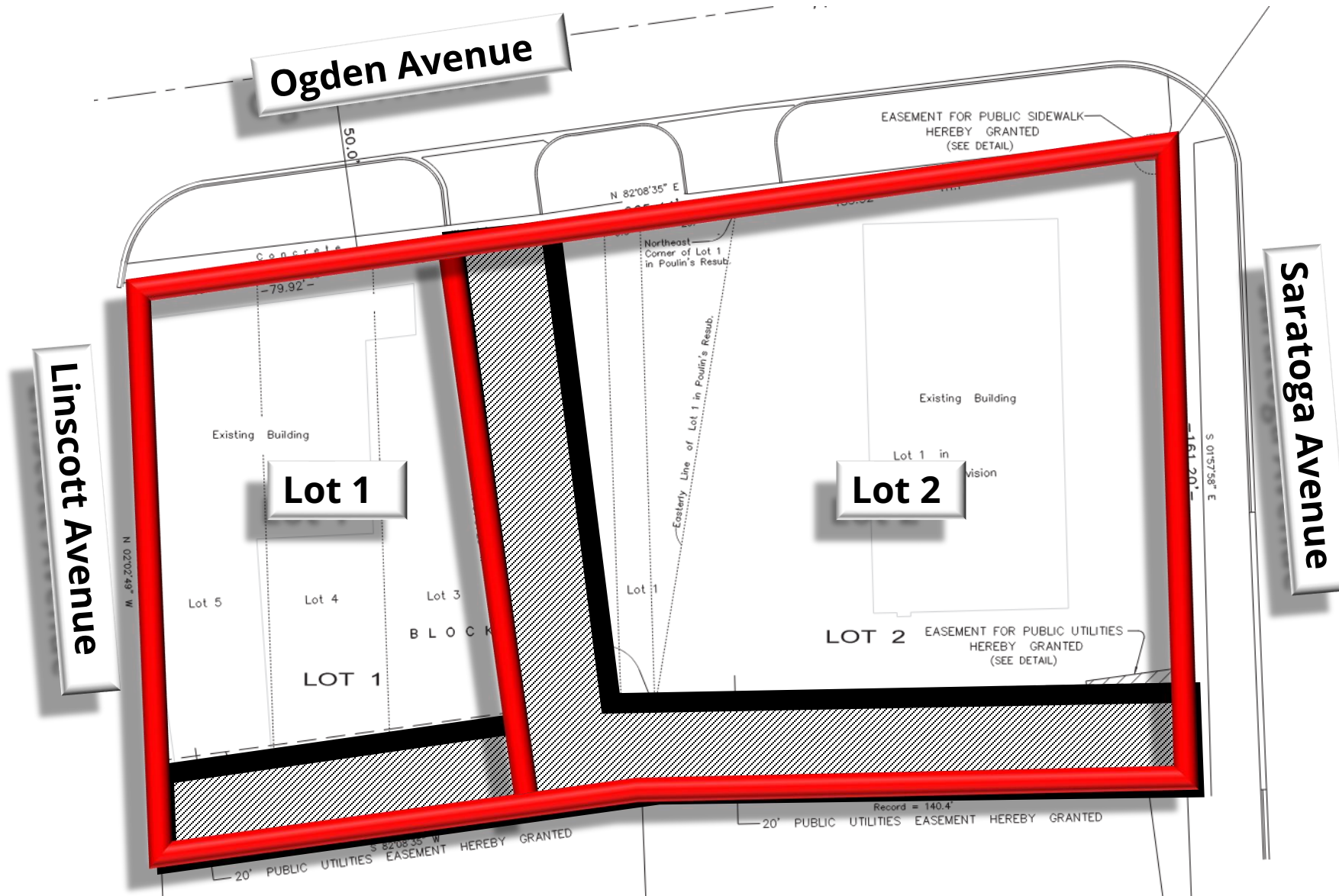
1205 – 1219 Ogden Avenue – Intersection Turning



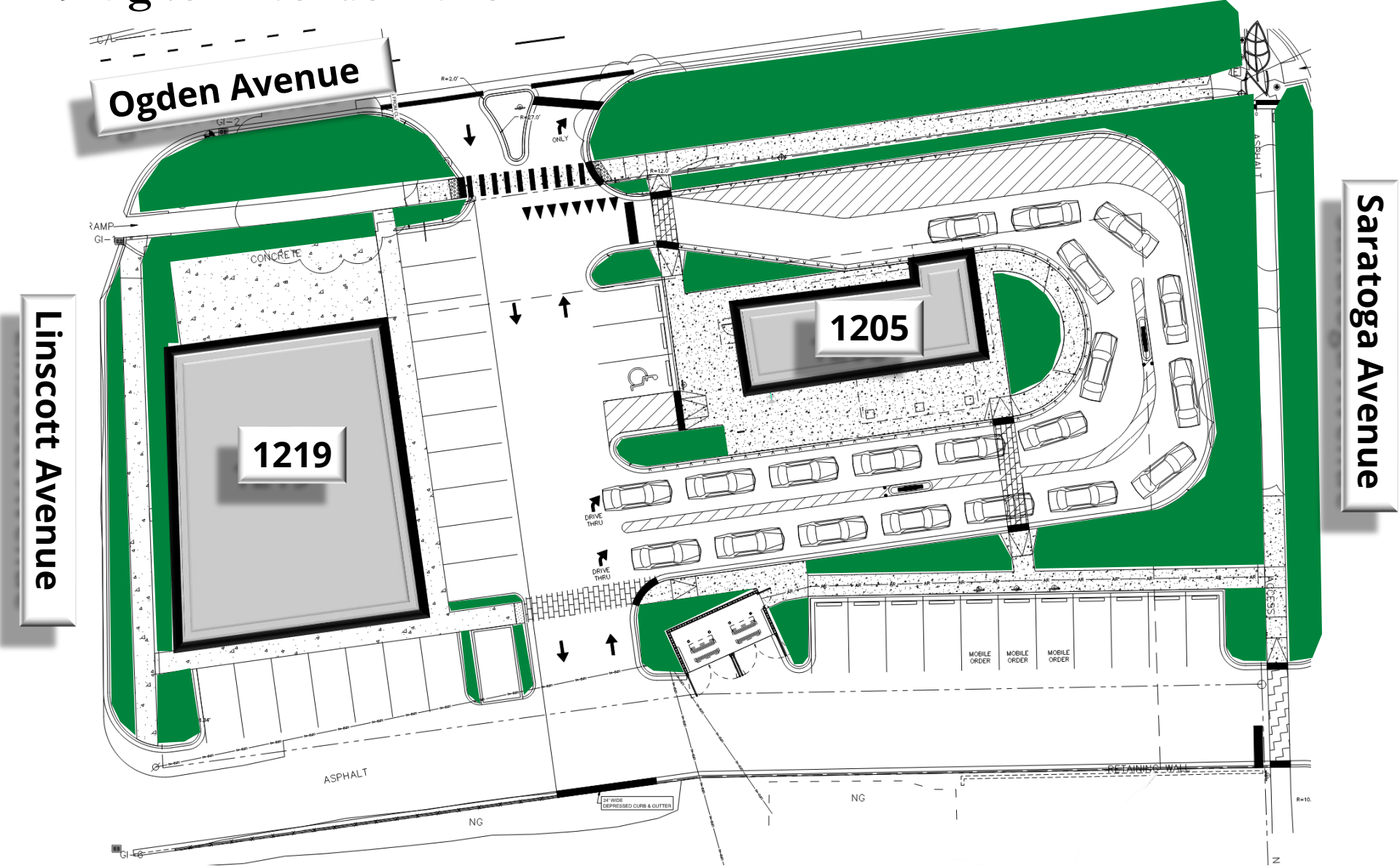
1205 – 1219 Ogden Avenue – Plat of Subdivision



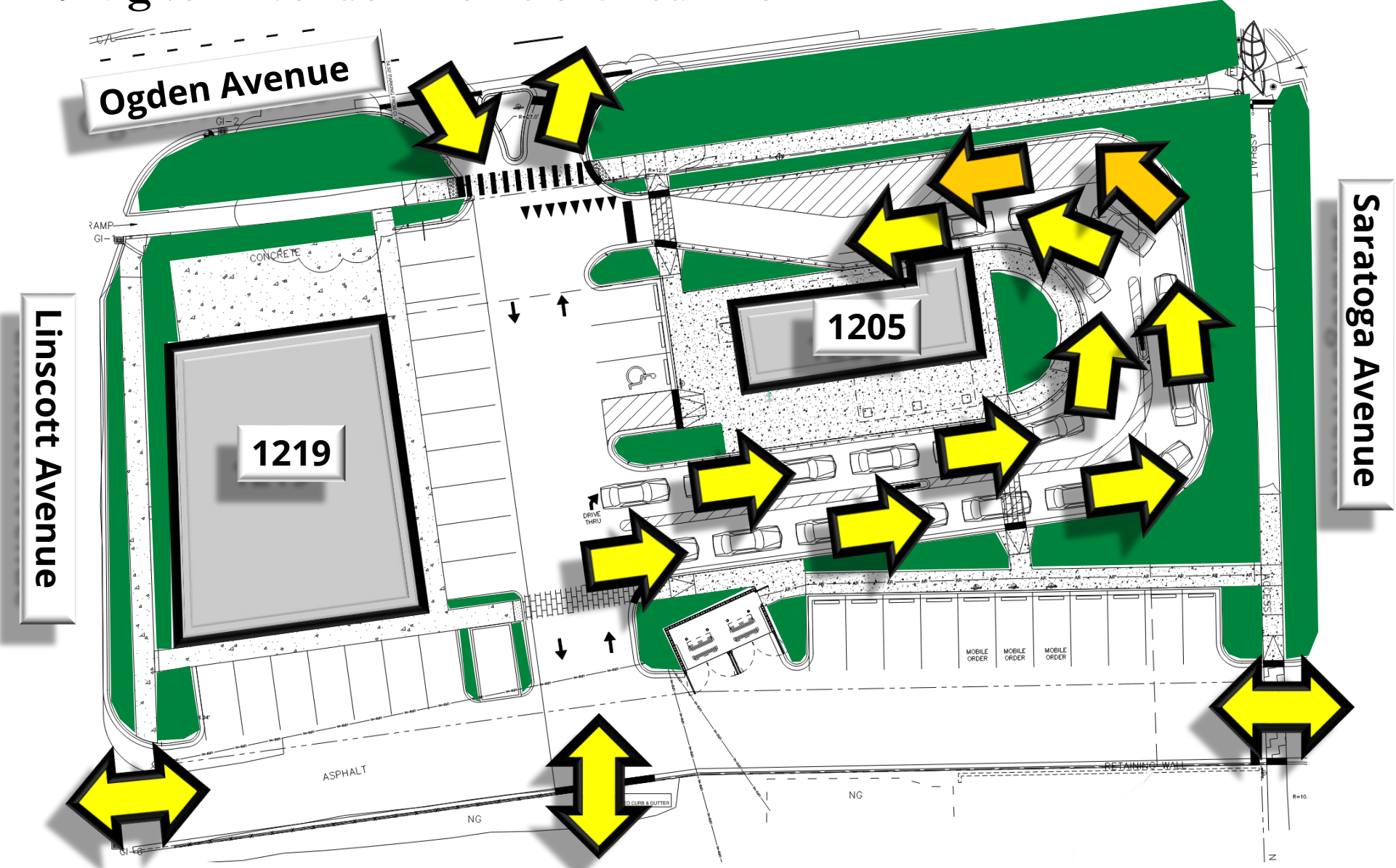
1205 – 1219 Ogden Avenue – Plat of Subdivision – Cross-Access Easement



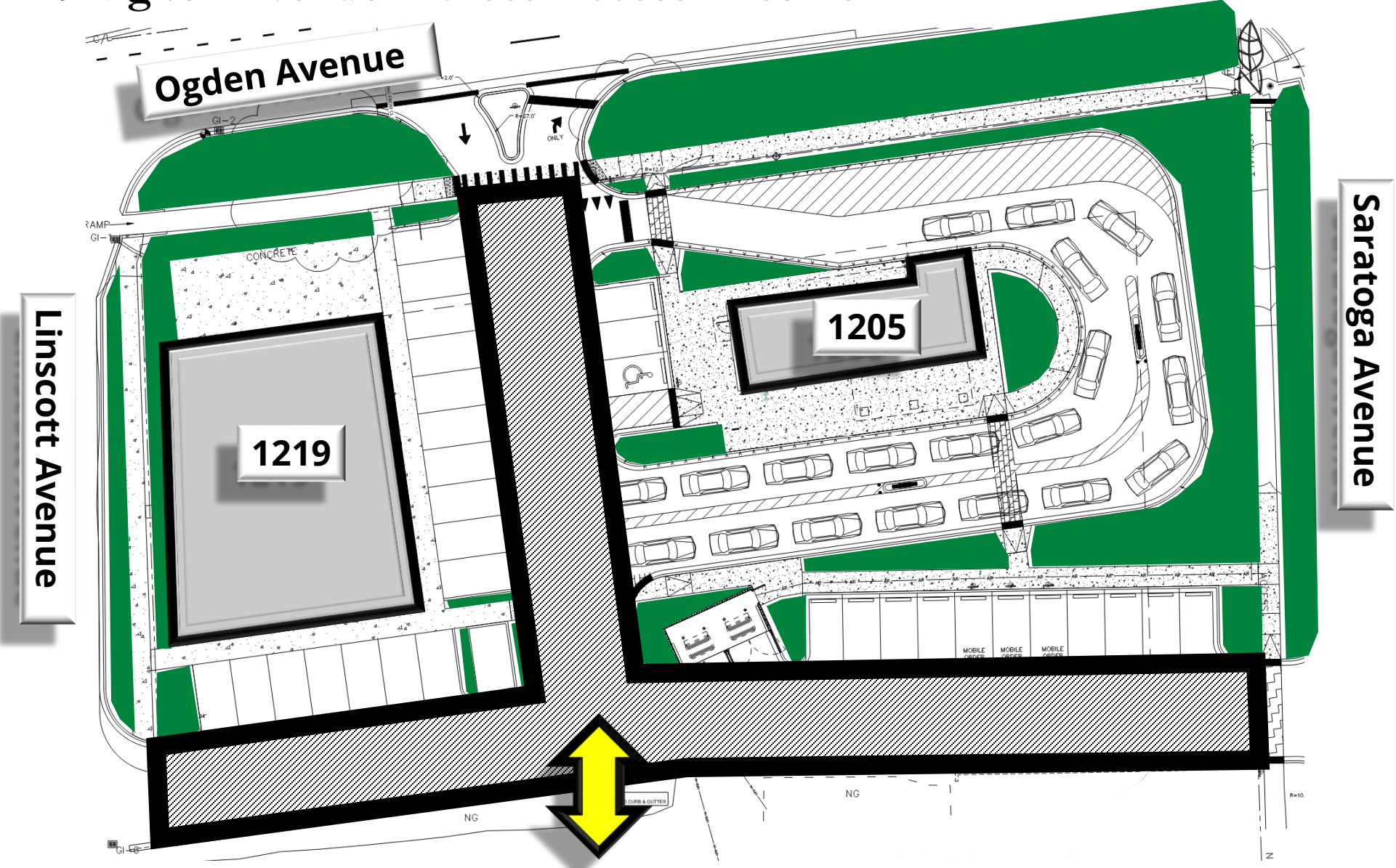
1205 – 1219 Ogden Avenue – Site Plan



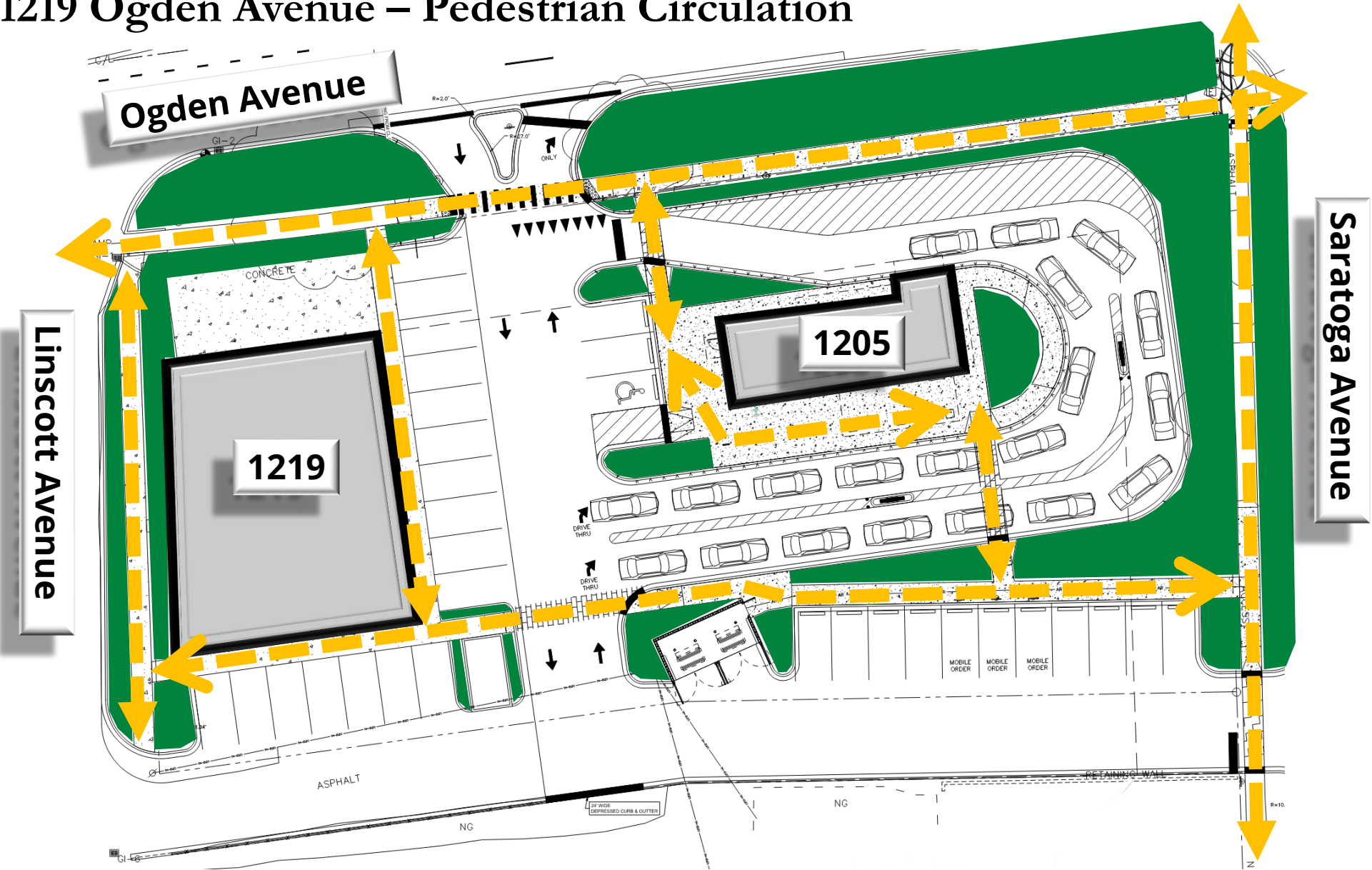
1205 – 1219 Ogden Avenue – Vehicle Circulation



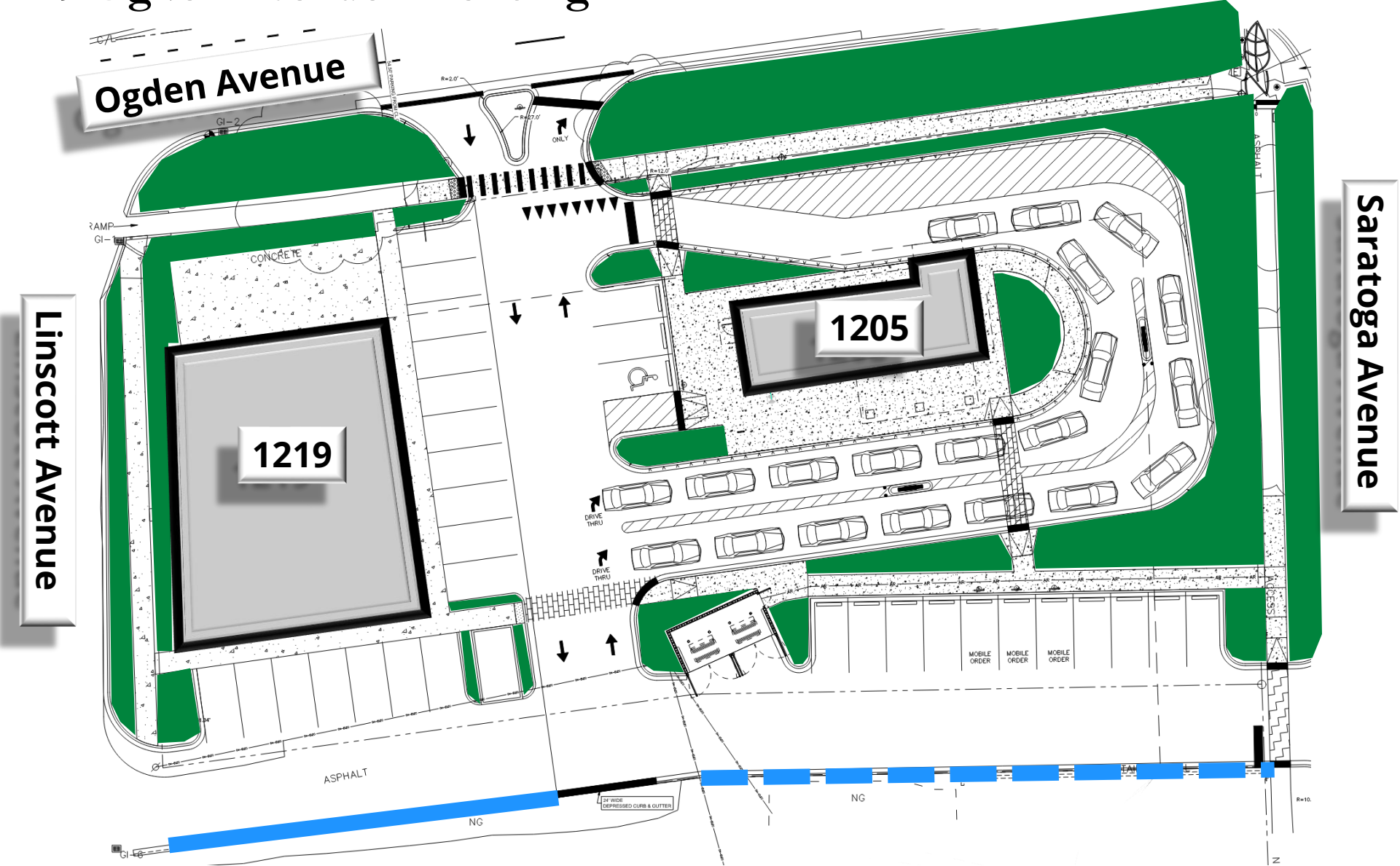
1205 – 1219 Ogden Avenue – Cross-Access Easement



1205 – 1219 Ogden Avenue – Pedestrian Circulation



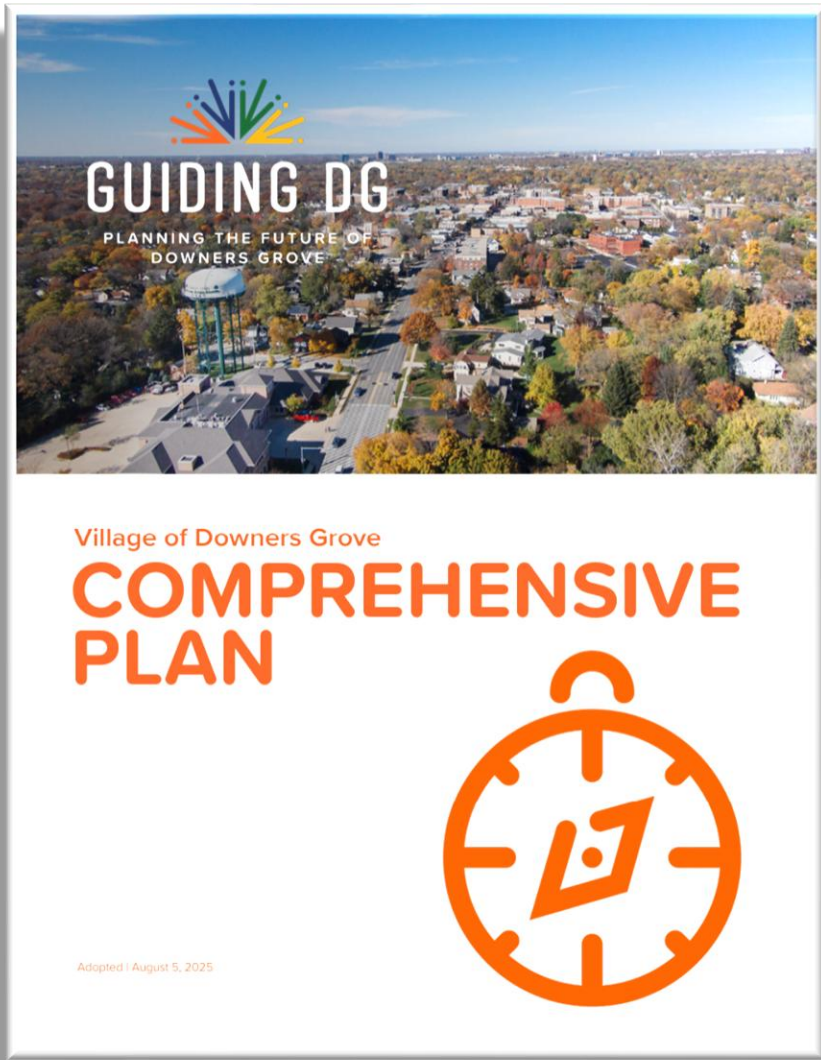
1205 – 1219 Ogden Avenue – Fencing



1205 – 1219 Ogden Avenue – Dutch Bros Elevations



1205 – 1219 Ogden Avenue – Compliance with the Comprehensive Plan



- Locate regional draw commercial uses in a corridor where the use will benefit from access and visibility
- Promote and encourage improvement of areas that are becoming functionally obsolete
- Encourage reinvestment
- Promote retail concepts that will add vibrancy
- Promote and reposition commercial centers to adapt to evolving retail habits

1205 – 1219 Ogden Avenue - Standards of Approval

Chapter 28

Zoning Ordinance

- Alley Vacation
 - Resolution #2003-58
- Plat of Subdivision
 - Section 20.301
- Planned Unit Development Standards
 - Section 28.12.040(c)(5)
- Zoning Map Amendment Standards
 - Section 28.12.030(i)
- Special Use Standards
 - Section 28.12.050(h)

1205 – 1219 Ogden Avenue – Redevelopment Agreement – Developer Obligations

- Acquire all the properties
- Demolish existing buildings
- Redevelop the site per the entitlement package
- Lease the single tenant space (1205 Ogden) to a restaurant
 - 10 year minimum initial lease term
- Open and operate the restaurant
- Construction schedule
 - Acquire properties – October 1, 2026
 - Commence redevelopment activities – November 1, 2026
 - Complete construction – December 31, 2027



1205 – 1219 Ogden Avenue – Redevelopment Agreement – Village Obligations

- Duly consider the entitlement package
- Convey the public alley to the Developer at no cost
- Review and approve the restaurant tenant
- Upon completion of the project (issuance of a Certificate of Occupancy) and proof of paid invoices, reimburse the developer for TIF eligible expenses in an amount not to exceed \$1,200,000 or 50% of the total development cost, whichever is less

