

**ELM HILL 2500 BLOCK SP
DEVELOPMENT PLAN**

June 29, 2007

Substitute Ordinance No. BL2007-1541

Proposal No. 2007Z-092U-14

Change in zoning district from R10 to SP for properties located at

2514, 2518, 2522 Elm Hill Pike (12.33 acres), Map 095-16, Parcels 001, 002, 003, 004 (highlighted on the map, below)

**Existing Conditions
and Plan Consistency**

- Existing zoning is R10.
- Existing land use is single family residential (3 parcels) and vacant (1 parcel).
- Land Use Policy is Office Concentration, intended for existing and future large concentrations of office development, and certain types of commercial uses that cater to office workers.
- Requested zoning is SP (Specific Plan).
- Permitted uses in SP: all uses allowed in the ORI zoning district except multi-family residential uses, which are prohibited.
- Development standards: the development standards for uses in the ORI zoning district shall apply.
- Development phasing and construction schedule: waived.

Plan Notes

- Permitted uses are those listed as allowable in the ORI zoning district, according to the Zoning District Land Use Table of Title 17, Section 17.08.030, excepting multi-family residential uses, which are prohibited.
- Development standards applicable to the permitted ORI uses shall apply.

