

Neely's Bend Specific Plan (SP)

Development Summary	
SP Name	Neelys Bend
SP Number	2016SP-037-001
Council District	9

Site Data Table	
Site Data	1.92
Existing Zoning	CN and RS40
Proposed Zoning	SP-R
Allowable Land Uses	Up to two single-family detached units.

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to two single-family detached dwelling units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS30 zoning district as of the date of the applicable require or application.
3. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 30,000 square feet.
4. Height is limited to two stories in 35 feet.
5. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a 16' driveway between the primary structure and the street.
6. A raised foundation of 18"- 36" is required for all residential structures.
7. EIFS, vinyl siding and untreated wood shall be prohibited.

General Plan Consistency Note

The proposed Specific Plan is located within the Madison Community Plan (Subarea 4). The proposed SP is located in the following policy areas:

- T2 Rural Neighborhood Center (T3 NC)
- Conservation (CO)

The property is located at the corner of Neely's Bend Road and Hudson Road is approximately 1.92 acres in size. A residential use is appropriate in a neighborhood center policy as neighborhood center policy areas can feature a variety of uses including residential land uses.



Proposed Site Standards