

3920 Stewarts Lane Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	3920 Stewarts Lane Specific Plan District	Site Data	10.0 acres
2016SP-086-001	2017SP-059-001	Existing Zoning	AR2a
Council District	1	Proposed Zoning	SP
Map & Parcel	Map 069-00; Parcel 072	Allowable Land Uses	Uses within this SP shall be limited to community education, personal instruction, general office, custom assembly, grocery store, home improvement sales, restaurant fast-food, restaurant full-service, restaurant take-out, retail, multi-media production, building contractor supply, distributive business/wholesale, manufacturing, light, and warehouse.

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to community education, personal instruction, general office, custom assembly, grocery store, home improvement sales, restaurant fast-food, restaurant full-service, restaurant take-out, retail, multi-media production, building contractor supply, distributive business/wholesale, manufacturing, light, and warehouse.
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 IWD zoning district as of the date of the applicable request or application.
3. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Areas in the floodplain/floodway shall remain undisturbed and shall be identified as such on the final site plan.

General Plan Consistency Note

The proposed Specific Plan is located within Bordeaux- Whites Creek Community Plan (Subarea 3). The proposed SP is located in the following policy area:

- District Industrial
- Conservation

The proposed SP is consistent with District Industrial policy as it permits uses supported by the D-Industrial policy. The proposed SP also protects areas with sensitive environmental features by requiring that areas in the floodplain/floodway be preserved in their natural, undisturbed state.