

## 7897 Old Charlotte Pike Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	7898 Old Charlotte Pike Specific Plan	Site Data	8.2 acres
2016SP-086-001	2016SP-086-001	Existing Zoning	R80
Council District	35	Proposed Zoning	SP
Map & Parcel	Map 113, Parcel 189	Allowable Land Uses	All uses permitted by the R80 zoning district and a kennel (only permitted with issuance of a special exception permit by Board of Zoning Appeals in accordance with the development standards of Section 17.16.175.A)

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to uses permitted by R80 zoning district and a kennel (only permitted with issuance of a special exception permit by Board of Zoning Appeals in accordance with the development standards of Section 17.16.175.A).
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 R80 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.

### General Plan Consistency Note

The proposed Specific Plan is located within the Bellevue Community Plan (Subarea 6). The proposed SP is located in the following policy areas:

- Rural Maintenance (T2 RM)
- Conservation

A low-density residential zoning district with appropriate development standards is an appropriate zoning designation in these policy areas.