

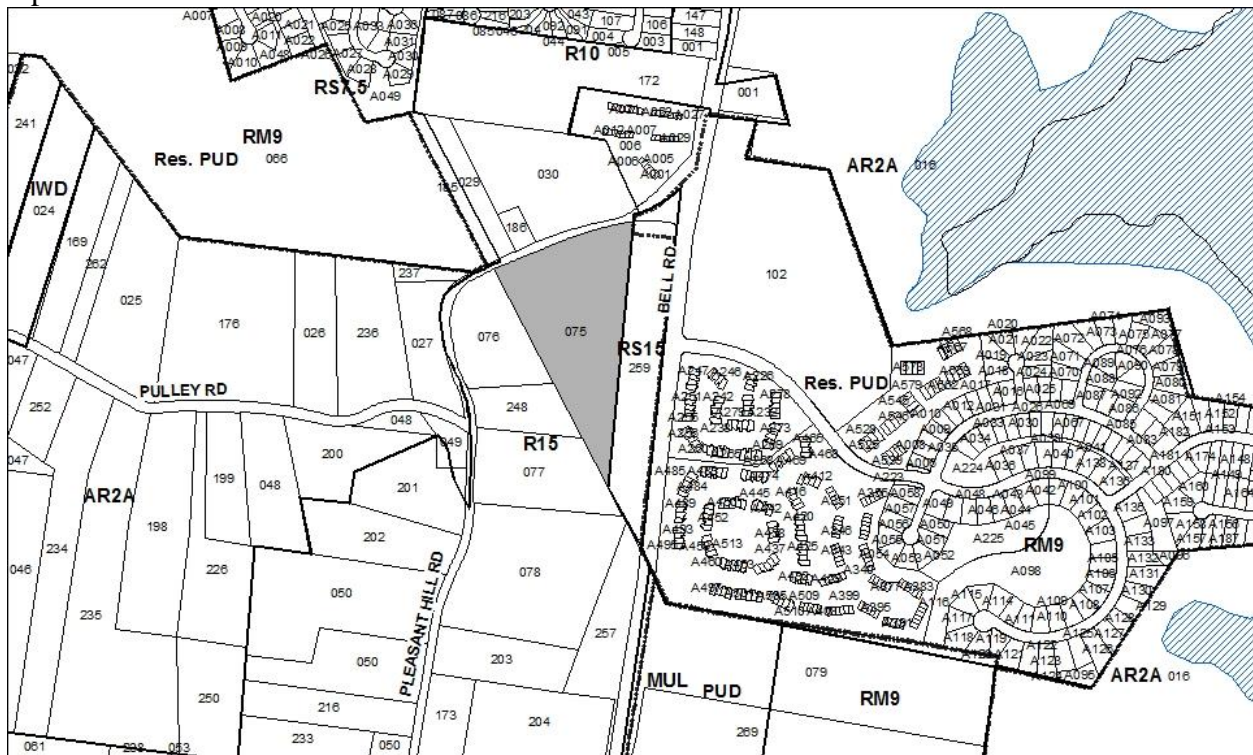
1360 Pleasant Hill Specific Plan (SP)

Development Summary	
SP Name	1360 Pleasant Hill
SP Number	2016SP-092-001
Council District	13 (Holly Huezo)

Site Data Table	
Site Data	Map 121, Parcel 075
Existing Zoning	R15
Proposed Zoning	SP - C
Allowable Land Uses	Boat Storage, Self Service Storage

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to boat storage and self-service storage.
2. Screening in the form of a Landscape Buffer Yard Standard B shall be applied along all residential zone districts and districts permitting residential uses.
3. The maximum height for any structure is 40 feet.
4. Access shall be limited to a single-drive. The location of the drive must be approved by the Department of Public Works.
5. ROW shall be dedicated if necessary to meet the Major and Collector Street Plan.
6. Signage shall be permitted as specified in the Metro Zoning Code for MUL.
7. 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 CS zoning district as of the date of the applicable request or application.
8. 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 Donelson Hermitage Community Plan (Subarea 14) The proposed SP is located in the following policy area:

- District Employment Center (D EC)

The proposed SP is consistent with the policy, as it provides for a transitional area from the D EC policy to the T3 NM policy to the north and the T3 NE policy west of the site. As proposed, the use is less intense than other uses permitted in the D EC policy and the height restrictions and required buffer yards provides adequate buffering to the adjacent properties and transition.