

Proposed Regulatory SP Start

26th and Clarksville Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	26 th and Clarksville	Site Data	5.73 acres
SP Number	2017SP-029-001	Existing Zoning	CS and RM15
Council District	Kindall	Proposed Zoning	SP-MU
Map & Parcel	Map 081-02, Parcel 003-004	Allowable Land Uses	All uses permitted by the MUL-A zoning district excluding: boarding house; dormitory; auction house; automobile convenience; automobile parking; beer and cigarette market; car wash; funeral home; hotel/motel; warehouse; and construction/demolition waste processing

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted under the MUL-A zoning district excluding: boarding house; dormitory; auction house; automobile convenience; automobile parking; beer and cigarette market; car wash; funeral home; hotel/motel; warehouse; and construction/demolition waste processing.
2. Residential development shall be limited to a maximum of 168 multifamily residential units.
3. Property access (ingress/egress) shall be prohibited from O’Neal Drive and Salem Mason Drive.
4. Height restrictions shall allow: up to 4 stories on Clarksville Pike and 26th Av N (MUL-A would only permit 3); up to 3 stories on the western property boundary; and up to 2 stories on the southern property boundary.
5. These construction materials shall be prohibited: vinyl siding, untreated wood, and EIFS.

Proposed Regulatory SP End

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 168 multi-family residential units and those permitted under the MUL-A zoning excluding: boarding house; dormitory; auction house; automobile convenience; automobile parking; beer and cigarette market; car wash; funeral home; hotel/motel; warehouse; and construction/demolition waste processing.
2. Vehicular access (ingress/egress) shall be prohibited from O'Neal Drive and Salem Mason Drive.
3. Height restrictions shall allow: up to 4 stories on Clarksville Pike and 26th Avenue North; up to 3 stories on the western property boundary; and up to 2 stories on the southern property boundary.
4. These construction materials shall be prohibited: vinyl siding, untreated wood, and EIFS.
5. Sidewalks shall be required along Clarksville Pike consistent with the requirements of the Major and Collector Street Plan, and along 26th Avenue North consistent with local street standards.
6. 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 MUL-A zoning district as of the date of the applicable request or application.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. 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.