

100 Fern Avenue Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	100 Fern Avenue Specific Plan	Site Data	0.22 acres
2016SP-086-001	2017SP-042-001	Existing Zoning	RS5
Council District	2	Proposed Zoning	SP
Map & Parcel	Map 071-14; Parcel 403	Allowable Land Uses	Two residential dwelling units

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a single-family dwelling unit or one two-family residential dwelling unit.
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 R6 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. Only one curb cut is permitted along the Fern Avenue frontage.
5. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
6. EIFS, vinyl siding and untreated wood shall be prohibited.
7. A raised foundation of 18"-36" is required for all residential structures where they orient a public street.
8. Porches shall provide a minimum of six feet of depth.
9. A 4' grass planting strip and 5' sidewalk shall be installed along the Fern Avenue frontage prior to the issuance of any use & occupancy permits.
10. Front-loaded garages shall be recessed a minimum of 5' from the front façade of the structure. For purposes of this condition, the front porch may count for the front façade.
11. The final site plan/ building permit 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.

General Plan Consistency Note

The proposed Specific Plan is located within Bordeaux-Whites Creek Community Plan (Subarea 4). The proposed SP is located in the following policy area:

- Urban Neighborhood Evolving (T4 NE)

A single or two-family dwelling unit with appropriate design standards is an appropriate use within an Evolving policy area. As well, the property immediately adjacent to the east of the site is zoned as MUG-A, and an SP allowing a height of up to 3 stories is an appropriate transition to the RS5 zoning area located west of the site.