

Sawyer Brown Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	Sawyer Brown SP	Site Data	3.57
SP Number	2017SP-044-001	Existing Zoning	ON, PUD overlay
Council District	22	Proposed Zoning	SP
Map & Parcel	Map 142; Parcels 252, 029.01, 029.02	Allowable Land Uses	General office, financial institution, medical office, personal instruction

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to general office, financial institution, medical office, and personal instruction.
2. There shall be no new access to Highway 70.
3. Height of all structures shall be limited to a maximum of 35 feet, from average grade.
4. Only down/recessed lighting shall be permitted.
5. One monument size, with a maximum size of 32 square feet and a maximum height of 8 feet shall be permitted. The maximum depth of the sign shall be 18 inches. The sign shall be set back a minimum of 5 feet from the front property line and must be approved by the Metro Department of Public Works for compliance with site distance standards.
6. Sidewalks in compliance with the Major and Collector Street Plan shall be installed prior to the issuance of any Use & Occupancy permits along both Highway 70 and Sawyer Brown site frontage.
7. Only one module of parking shall be permitted between Highway 70 and all structure (s).
8. Exterior building materials shall be limited to only stone and/or brick. This condition shall apply to dormers, if provided on the final site plan.
9. Building facades facing a public street shall have a minimum of one principal entrance per tenant space. A minimum of 25% glazing is required along any façade fronting a public street.
10. 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 ON zoning district as of the date of the applicable request or application.
11. 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.
12. With submittal of a final site plan, a cross access easement as approved by Planning staff and Public Works staff shall be provided.