

51st & Illinois Avenue SP District
Case No. 2013SP-013-001

Applicability:

General Standards provided herein shall apply to all phases of the SP. Phase I standards provided herein shall apply to the re-use and/or limited expansion of the existing building on Tract A. Phase II standards provided herein shall apply to all new building construction (not including the permitted expansions of the existing building on Tract A) within the SP. Expansion of the existing building on Tract A beyond the permitted thirty-three percent may occur only after a building complying with Phase II of this SP has been constructed.

General Standards:

The following general standards are applicable to all phases of on the SP.

Allowed Uses:

All uses allowed in the MUL-A district, except those listed in this SP as prohibited uses.

Prohibited Uses:

Cash advance, check cashing, title loan, automobile convenience, car wash, funeral home, mobile storage unit, hotel/motel, pawn shop, all communication uses and all industrial uses.

Access:

No automobile access shall be permitted to the site directly to or from 51st Avenue. Automobile access to the site from Illinois Avenue shall be setback from 51st Avenue according to Metro Public Works standards.

Parking Standards:

Parking spaces shall be provided as required by the Zoning Code.

Signage:

1. Building signs shall comply with the standards for the MUL-A district; except
2. Only one ground sign shall be permitted on the SP site. The ground sign shall be no greater than thirty-two square feet in total area and shall be limited to a maximum height of six feet. Any ground sign located on Tract A within the SP shall be no more than 24 square feet in size;
3. Pole signs are not permitted;
4. Illumination of signage shall be from an exterior source or internal lighting shall be permitted to illuminate letters and logotype only. Sign backgrounds shall be opaque. The lighting element shall not be visible from an adjoining property or public right-of-way;
5. Signs shall meet required site triangle provisions of 17.20.180

Landscaping and Buffering:

Landscaping and buffering standards not specifically addressed within this SP shall comply with the requirements of the MUL-A district.

1. **Perimeter Landscape Strip:** Parking areas shall be separated from the edge of the right-of-way and/or property line by a perimeter landscape strip a minimum of five feet in width which

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shall be landscaped per the standards of this section.

- a. Perimeter landscape strips may be reduced to two and one-half feet if the required perimeter trees are to be planted in tree islands within the parking lot.
 - b. Trees shall be installed at a rate of one tree for every thirty feet of property frontage within the perimeter landscape strip; Spacing may be adjusted with the approval of the Urban Forester based upon tree species, the presence of utilities, and the dimensions of the planting strip.
 - c. All perimeter landscape strips adjacent to public streets and open space shall include: evergreen shrubs at appropriate spacing to fully screen vehicles to a minimum height of two and one-half feet.
 - i. Shrubs within fifteen feet of driveways or street intersections shall be maintained to a maximum height of two and one-half feet.
 - ii. Plantings shall not obstruct views onto site as to impede the security of users.
 - d. Berms are not permitted in any landscape strips.
 - e. Adjacent residentially zoned property shall be buffered from any parking area by a solid fence a minimum height of six feet.
2. **Fences and Walls:** Fences and walls shall be constructed of any combination of brick, stone, masonry, treated wood posts and planks, rot-resistant wood, or metal. Chain link and barbed wire fencing is prohibited.
- a. Fences and walls shall be provided to screen refuse areas and shall be opaque.
 - b. Fences and walls within the build-to-zone shall not exceed three feet in height; All other fences and walls shall have a maximum height of eight feet.
3. **Interior Planting Requirements:** Interior parking areas shall be landscaped in accordance with the interior planting requirements of Title 17.24.160.
4. Shade-producing street trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of fifty feet or in accordance with the regulations of Metro departments and agencies; trees must be located between the sidewalk and roadway within planting strips or tree wells.
5. **Landscape Material:** Tree and shrub species shall be chosen from the Urban Forestry Recommended and Prohibited Tree and Shrub List or an alternative species deemed appropriate by the Urban Forester.
- a. At planting, trees shall be a minimum of six feet in height and two caliper inches.
 - b. All landscaping shall be in a functioning bioswale, or irrigated using drip irrigation or sub-surface irrigation. If drought-tolerant species are used, no irrigation is required.
 - c. At planting, all landscaping shall meet the standards for size, form and quality set out in the American Standard for Nursery Stock (ANSI Z60.1, latest edition).
 - d. All nursery stock shall be vigorous, healthy and free of diseases or infestation.

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Phase I

Phase I standards shall be utilized to guide re-use and/or limited expansion of the structures existing on Tract A.

Access:

Automobile parking shall not be permitted in front (south of) of the principal building on Tract A. Parking shall be permitted on Tract B and must comply with the landscaping and buffering standards of the General Standards section.

Sidewalks:

An eight foot sidewalk and four foot planting strip along the entire Illinois Avenue frontage of the SP shall be required upon construction of a parking lot on Tract B. The existing sidewalk along 51st Avenue shall be maintained.

Building Additions:

Additions to the existing building shall generally be in keeping with the existing building and existing residential building types in the immediate area. If additions are proposed, a final SP application shall be submitted to the Planning Department for review and approval.

1. The existing 1,578 square foot building envelope (heated and cooled square feet) shall not be expanded by more than thirty-three percent (520.7 square feet);
2. Additions (heated and cooled, finished space) shall generally be situated at the rear, and constructed in such a way that it will not disturb the front façade with the exception that the front porch may be expanded to allow for additional room for outside seating;.

Building Materials:

1. Additions shall consist of at least sixty percent wood, brick, stone or a 'hardie type' board. Vinyl materials shall not be permitted;

Building Height:

1. The height of the existing building shall not be expanded.
2. Additions shall not exceed the height of the existing building at the top elevation.

For development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission 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.

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Phase II

Phase II standards shall be utilized to guide redevelopment of the entire SP site.

Minimum required use:

Ground floors of new building construction shall contain only non-residential uses. Required non-residential use(s) shall not be directly associated or accessory to a residential use (i.e. leasing office, tenant lounge and/or recreational space).

Sidewalks:

Once a building is constructed on Tract B, the existing sidewalk shall be expanded to eight feet along the 51st Ave. frontage containing a four foot planting strip (twelve feet total). Sidewalks shall be located on the entire Illinois Avenue and 51st Avenue frontages of the SP.

Building Placement:

1. A build-to-zone of five to fifteen feet shall be required on both 51st Avenue and Illinois Avenue;
2. A building constructed as part of Phase II of this SP shall occupy the corner bounded by Illinois Avenue and 51st Avenue;
3. Buildings on Tract B shall extend across a minimum of seventy percent of the frontage along 51st Avenue within the build-to-zone;
4. Buildings constructed to meet the build-to zone requirement shall provide a depth of at least fifteen feet;
5. All new buildings constructed as a part of phase II of this SP shall be setback twenty feet from the west property line. Any additions to the existing structure on Tract A shall conform to the existing side setback. Existing home on Tract A shall remain, but may be expanded not exceeding current height and conforming to applicable zoning codes.

Building Height:

1. The maximum height for any building constructed within sixty feet of 51st Avenue shall be limited to forty-five feet at the peak of the roof or top of parapet. All other buildings or portions of buildings shall be limited in height to two stories and thirty-five feet at the peak of the roof or top of parapet. Ground floor shall be a minimum of fourteen feet measured from the finished floor elevation to the floor of the second story.

Building Materials:

1. Vinyl materials shall not be permitted. All new buildings and/or additions shall consist of at least sixty percent wood, brick, stone or a 'hardie type' board.

Building Glazing:

1. **Minimum ground floor glazing.** The minimum ground floor glazing (clear windows and doors) shall equal a minimum of thirty percent of the total facade area of the building facade facing a public street. Façade area is defined as the width of the building façade fronting a public street multiplied by a fixed building façade height of sixteen feet.

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