

12th and Wedgewood Specific Plan (SP)

Development Summary	
SP Name	12 th and Wedgewood Specific Plan
SP Number	2016SP-045-001
Council District	17
Map & Parcel	Map 105-05 Parcel 550 and Map 105-09 Parcels 118 and 286

Site Data Table	
Site Data	Approximately 1.8 acres
Existing Zoning	RM20
Proposed Zoning	SP-R
Allowable Land Uses	Multi-family Residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to 150 multi-family residential units. All other uses, including Short Term Rental Property (STRP), are prohibited.
2. Height is limited to five stories, plus habitable space at garage level along 12th Ave South.
3. All vehicular access shall be from the alley.
4. Sidewalks shall be improved to the following standards:
 - Wedgewood Avenue – From curb: 11’ planting strip, 6’ sidewalk, no frontage zone
 - 12th Avenue – From curb: 4’ planting strip, 8’ sidewalk, 4’ frontage zone. The frontage zone is not required to be dedicated ROW, but will allow for stoops and pedestrian entrances.
5. Building façades fronting 12th Ave South shall provide four pedestrian entrances.
6. A minimum of 25% glazing shall be provided along both public street frontages.
7. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
8. EIFS, vinyl siding and untreated wood shall be prohibited.
9. A raised foundation at a minimum of 12” is required along all public streets.
10. The proposed development anticipates closing the Wade Avenue right-of-way west of Alley #649 and closing Alley # 649 south of Alley # 681.
11. Signage standards:
 - Ground Sign – Monument: Max size 28 sqft, Max height 3.5’
 - Building Sign – Projecting (under 2nd story): Max size 10 sqft, Min height 7’, Max height 14’
 - Building Sign – Projecting (2nd story and above): Max size 15 sqft, Min height 8’, Max height 1’ below cornice or eave line
 - Awning Sign: Max size 5% of primary building façade, not to exceed 85% of the awning area, Min height 8’, Max height 14’
 - Building Sign – Wall Mounted: Max size 5% of the building area or 30 sqft, whichever is smaller, Max height shall not extend above roof eaves or parapet
 - Applied Letter Signs: Max size 5% of the building area or 30 sqft, whichever is smaller, Max height shall not extend above roof eaves or parapet
 - Placement: Signs shall be placed so as not to obscure key architectural features or door or window openings.
 - Any sign that encroaches into a public right-of-way must meet Metropolitan Government’s current clearance standards and the encroachments must first be approved under the mandatory referral process.
 - Lighting: Signs shall be either spotlighted, externally lit, or back lit with a diffused lighting source. Back-lighting should illuminate only the letters, characters or graphics on the sign rather than the background of the sign. Backgrounds shall be opaque.

