

Proposed Regulatory SP Start

425 Woodberry Court Specific Plan

Development Summary		Site Data Table	
SP Name	425 Woodberry Court Specific Plan	Site Data	0.52 acres
SP Number	2018SP-004-001	Existing Zoning	RS10
Council District	15	Proposed Zoning	SP
Map & Parcel	Map 095-11, Parcel 021	Allowable Land Uses	A maximum of 2 residential units within the existing structure

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a single-family residential unit or a two-family residential unit within the existing structure. Should the existing structure be demolished, the use shall be limited to a single-family residential use only. Short Term Rental Property (STRP) use is prohibited.
2. A second driveway shall be installed on the side of the property facing Woodberry Drive
3. 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 RS10 zoning district as of the date of the applicable request or application.
4. 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.
5. 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.
6. 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.

Proposed Regulatory SP end