

### 4110 Charlotte Specific Plan (SP) – 2018SP-065-001

Development Summary	
SP Name	4110 Charlotte SP
SP Number	2018SP-065-001
Council District	24

Site Data Table	
Site Acreage	1.41 ac
Existing Zoning	IR
Proposed Zoning	SP-MU

Development Standards	
Permitted Uses	All uses permitted by MUL-A; Short term rental property (STRP) use shall be prohibited
Maximum FAR	3.00—to be calculated based on site area prior to right-of-way dedication
Rear Setback	None req'd
Side Setback	None req'd
Build-to	0-15'
Maximum height	<ul style="list-style-type: none"> <li>• 3 stories in 45' within 150' of Charlotte Ave</li> <li>• 6 stories in 90' on portions of the site more than 150' from Charlotte and with provision of publicly accessible open space or adaptive reuse of an existing building</li> </ul>
Vehicular Access	Vehicular access shall be limited to 42 <sup>nd</sup> Ave N. No vehicular access to Charlotte Ave shall be permitted.
Required Parking	Per Metro Zoning Ordinance for uses proposed
Bicycle Parking	Per Metro Zoning Ordinance for uses proposed
Pedestrian Access	<ul style="list-style-type: none"> <li>• Sidewalks shall be provided per Metro Zoning Ordinance</li> </ul>
Design Standards	<ul style="list-style-type: none"> <li>• For purposes of build-to zones and design standards, Interstate 40 shall not be considered a public street frontage.</li> <li>• Building facades fronting a public street or open space shall provide a minimum of one principal entrance.</li> <li>• An active ground floor use is required on the ground floor facing public streets and open space. An active ground floor use shall mean a habitable space occupied by retail, office, residential, institutional or recreational uses, specifically excluding parking and mechanical uses.</li> <li>• Upper level habitable liners are encouraged on all streets. Where upper level habitable liners are not provided, upper level façade treatment and/or cladding is required on all public street frontages, including any facades visible from the Interstates. Façade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context.</li> <li>• EIFS, vinyl siding, and untreated wood shall be prohibited.</li> </ul>

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted under the MUL-A zoning district.
2. 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.
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 MUL-A zoning district as of the date of the applicable request or application.
4. 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.