

3800 Charlotte Specific Plan (SP)

Development Summary	
SP Name	3800 Charlotte SP
SP Number	2018SP-066-001
Council District	24

Site Data Table	
Site Acreage	4.38 ac
Existing Zoning	CS; IR
Proposed Zoning	SP-MU

Development Standards	
Permitted Uses	All uses permitted by MUL-A and liquor sales; Short term rental property (STRP) uses shall be prohibited.
Maximum FAR	3.00—to be calculated based on site area prior to any right-of-way dedications.
Rear Setback	None req'd
Side Setback	None req'd
Build-to	0-15'
Maximum height	<ul style="list-style-type: none"> • 4 stories in 60' within 150' of Charlotte Ave • 6 stories in 90' on portions of the site more than 150' from Charlotte Avenue.
Required publicly accessible open space	Minimum of ½ acre located adjacent to Charlotte Avenue and no less than 100' in any dimension.
Landscaping	All standards of MUL-A except that no landscape buffer yard shall be required along the western property line.
Vehicular Access	<ul style="list-style-type: none"> • The Final SP shall include all proposed streets, drives and/or alleys, where applicable. The design and alignment of all roads shall be approved with the final SP. Any public primary street shall provide access to the west for future connection.
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"> • Sidewalks shall be provided per Metro Zoning Ordinance, or as approved by Planning Department and Public Works at Final Site Plan. Internal pedestrian connection(s) should be provided, where possible, between 38th Avenue North and the western property boundary.
Design Standards	<ul style="list-style-type: none"> • For purposes of build-to zones and design standards, Interstate 40 shall not be considered a public street frontage. • Building facades fronting a public street or open space shall provide a minimum of one principal entrance. • Habitable space and/or active uses are required on the ground floor oriented to Charlotte Avenue and public open space. • Parking uses (including surface), mechanical uses, loading/unloading, storage and refuse must not occupy

	<p>building floor area with street or open space frontage on Charlotte Avenue.</p> <ul style="list-style-type: none"> • 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 Interstate. Façade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. • EIFS, vinyl siding, and untreated wood shall be prohibited. • Billboards are prohibited.
--	--

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to those permitted under the MUL-A zoning district and liquor sales.
2. Short term rental property (STRP) and Billboard uses shall be prohibited.
3. 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.
4. 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.
5. 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.
6. Be it further enacted, 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.