

806 Olympic Specific Plan

| Development Summary | | Site Data Table | |
|---------------------|-------------------------------|---------------------|------------------------------------|
| SP Name | 806 Olympic Specific Plan | Site Data | 0.61 acres |
| SP Number | 2018SP-055-001 | Existing Zoning | IWD |
| Council District | 17 | Proposed Zoning | SP |
| Map & Parcel | Map 105-02, Parcel(s) 159,164 | Allowable Land Uses | All uses permitted by MUL-A zoning |

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all uses permitted by the Mixed Use Limited – Alternative (MUL-A) zoning district.
2. The maximum height of structures shall be limited to four stories in 45 feet in the build-to zone, a minimum step-back of 15 feet, and a maximum overall height of five stories in 60 feet.
3. Sidewalks shall be provided per the requirements of the Metro Zoning Ordinance.
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. 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.
6. 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.
7. 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.