

SP NAME	1804 & 1806 Lischey Avenue
SP NUMBER	2017Z-037PR-001
COUNCIL DISTRICT	05
MAP & PARCEL	07112000100 & 07108027200
SITE DATA	2.3 acres
EXISTING ZONING	RS5
PROPOSED ZONING	SP(R)
ALLOWABLE LAND USES	All uses permitted by RM20-A with the exception that Short Term Rental Property – Not Owner Occupied and Short Term Rental Property – Owner Occupied shall be prohibited



Specific Plan (SP) Standards:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 2.3 acre residential development per the requirements of RM20-A fallback zoning and the requirements herein.
2. This property shall not be eligible for short-term rental property (STRP) permits under Chapter 17.16 of the Metropolitan Code of Laws. Short Term Rental Property (STRP) – Owner Occupied and Short Term Rental Property – Non-owner Occupied uses shall be prohibited.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of RM20-A fallback zoning as of the date of the application request or application.
4. 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 the 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.
5. The following design standards shall apply:
 - a. **Building Orientation:** Buildings shall orient to Lischey Avenue or to internal open space; bldg. facades fronting Lischey shall provide a minimum of one principal entrance (door way) and a direct connection to the public sidewalk.
 - b. **Setbacks:** Front building placement for buildings fronting Lischey Avenue shall be consistent with the setbacks of the adjacent SP at 1801 Meridian (2017SP-066-001; Side and Rear setbacks shall be a minimum of 5 feet in width.
 - c. **Glazing:** A minimum of 15 % glazing shall be provided on all building facades fronting Lischey Avenue or internal open space (calculated as a % of ground floor facade measured from finished floors to ceiling). Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
 - d. **Passages:** Sidewalks shall be provided between buildings to provide access from rear parking areas to the building fronts and providing access to Lischey Avenue sidewalk.
 - e. **Height:** Building height shall be limited to 30 feet in height for buildings oriented to Lischey Avenue measured from average grade to top of eave or roof deck. Building heights per RM20-A standards shall be permitted with a 15 foot horizontal building setback from the Lischey Avenue façade; interior building heights shall be limited by RM20-A standards.
 - f. **Parking:** No Parking shall be located between the buildings and Lischey Avenue.
 - g. **Dedication of alley right-of-way:** Dedicate 20 feet of alley right-of-way along the entire southern property line from Lischey Avenue to the rear of the property.
 - h. **Access:** Shall be limited to the 20 ft. alley along the southern property line off of Lischey Avenue.
 - i. **Building Separation:** Minimum 6 ft. building separation shall be required for all development.
 - j. **Landscape Buffers:** A TYPE (A) buffer shall be provided per the Metro Zoning Ordinance along the adjacent RS5 zoned property to the West. No other buffer requirements of 17.24 shall apply.
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.