



Metro Planning Commission Meeting of 01/16/2020

Proposed Regulatory SP Start

The Lofts of Hermitage Specific Plan (SP)

Development Summary	
SP Name	The Lofts of Hermitage
SP Number	2020SP-006-001
Council District	14
Map & Parcel	Map 86 Parcel 774

Site Data Table	
Site Data	8.57 Acres
Existing Zoning	Comm PUD
Proposed Zoning	SP
Allowable Land Uses	All residential uses permitted by MUL-A

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all residential uses permitted by the MUL-A zoning district.
2. The maximum FAR shall be 0.8.
3. The maximum ISR shall be 0.90.
4. The residential portion of the development shall be gated and shall meet the standards of the Metro Fire Marshal.
5. Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.
6. Landscaping and landscape buffers around the site frontage and perimeter shall comply with the Metro Landscape Requirements Chapter 17.24 of the Metro Zoning Code.
7. Architectural Standards:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited.
 - d. Porches, if provided, shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
8. Per Section 17.20.140 of the Zoning Ordinance, a Traffic Impact Study may be required as a result of the submittal of a Final SP. If required, a completed study shall be completed prior to review by the Planning Commission of the Final SP. The results of the Traffic Study may restrict the number of residential units and/or designate roadway improvements as required by the Traffic Study to mitigate impacts to the public streets.

Proposed Regulatory SP end