

## 8033 Highway 100 Specific Plan (SP)

<b>Development Summary</b>	
SP Name	8033Highway 100 Specific Plan
SP Number	2022SP-041-001
Council District	35 – Dave Rosenberg
Map & Parcel	<u>Map 156; Parcel 033</u>

<b>Site Data Table</b>	
Site Acreage	9.07 Acres
Existing Zoning	RS40 (Single Family, 40,000 sq. ft. min. lot size)
Proposed Zoning	SP
Allowable Land Uses	See list attached to this document

1. Uses of this SP shall be limited to those listed on the second and third page of this exhibit.
2. This site is limited to a maximum of 15,000 sq. ft. of commercial square footage.
3. All structures will comply with the requirements of the River Trace UDO.
4. No disturbance of the 100-year Flood Plain or Flood Way shall occur with development of the site except for the driveway location which is to be determined by NDOT during the review of the Final SP site plan.
5. 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.
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.

### Community Plan Consistency Note

The proposed Specific Plan is located within the Bellevue Community Plan (Subarea 6). The proposed SP is located within T3 CC – Suburban Community Center land use policy which supports commercial and retail uses.



## **Residential**

~~Single-family~~  
~~Two-family~~  
~~Multi-family~~  
~~Elderly housing~~  
~~Boarding house~~  
~~Consignement sale~~  
~~Historic home events~~

## **Institutional**

~~Cultural center~~  
~~Day care center (Up to 75) PC~~  
~~Day care home PC~~  
~~Monastery or convent~~  
~~Orphanage~~  
~~Religious institution~~

## **Educational**

~~Business school~~  
~~College or university~~  
~~Community education~~  
~~Dormitory~~  
~~Personal instruction~~  
~~Vocational school~~

## **Office Uses**

~~Alternative financial services PC~~  
~~Financial institution~~  
~~General office~~  
~~Leasing/sales office~~ ~~Medical Uses~~

## **Medical Uses**

~~Assisted-care living~~  
~~Hospice~~  
~~Medical appliance sales~~  
~~Medical office~~  
~~Medical or scientific lab~~  
~~Nursing home~~  
~~Outpatient clinic~~  
~~Rehabilitation services~~  
~~Residence for handicapped, more than eight individuals~~  
~~Veterinarian PC~~

## **Commercial Uses**

~~ATM PC~~

Auction house  
Automobile convenience PC  
Automobile parking  
Bar or nightclub  
Bed and breakfast inn  
Beer and cigarette market  
Business service  
Car wash PC  
Custom assembly PC  
Donation center, drop-off PC  
Flea market  
Funeral home  
Furniture store  
Grocery store  
Home improvement sales PC  
Hotel/motel  
Kennel  
Mobile storage unit PC  
Nano brewery PC  
Personal care services  
Restaurant, fast-food  
Restaurant, full-service  
Restaurant, take-out  
Retail

### **Communication Uses**

Amateur radio antenna  
Audio/video tape transfer  
Communications hut PC  
Multi-media production  
Printing and publishing  
Satellite dish  
Telecommunication facility PC

### **Industrial Uses**

Distributive business/wholesale PC  
Manufacturing, Artisan PC  
Warehouse PC

### **Recreation and Entertainment Uses:**

Club  
Commercial amusement (inside)  
Commercial amusement (outside)  
Driving range  
Golf course  
Greenway  
Park  
Recreation center  
Rehearsal hall  
Theater