

Cato Road Acres Specific Plan (SP)

Development Summary	
SP Name	Cato Road Acres
SP Number	2023SP-075-001
Council District	1 (Hall)
Map and Parcel	058.000048.01 058.000048.00 058.000255.00
Total Acreage	12.76

Site Data Table	
Lot Area	.80 & .68 acres & 11.28 acres
Existing Zoning	RS15
Proposed Zoning	SP
Allowable Land Uses	2 duplex units and 1 dingle family residential unit

Specific Plan (SP) Standards

- 1. The purpose of the SP is to permit two, two family residential units and one single family residential unit on 12.76 acres at 4315, 4317 and 4321 Cato Road.**
- 2. Uses within this SP shall be limited to two, two family residential units and one single family residential unit. .**
- 3. Access for the SP seal be limited to a shared driveway in an existing 15 foot shared access easement.**
- 4. Short term rental property (STRP) not owner-occupied is prohibited.**

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- 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 RS15 zoning district as of the date of the applicable request or application. Uses are limited as described in the council ordinance.**
- 6. 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.**
- 7. 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.**
- 8. 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.**
- 9. Landscaping and tree density requirements shall be per Metro Zoning Code.**
- 10. Parking shall be provided per Metro Zoning Code.**
- 11. Building height shall be limited to three stories or 35 feet. Height shall be measured from average elevation at finished grade to midpoint of primary roof pitch or top of parapet for a flat roof.**
- 12. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.**