

Regulatory SP

Ewing Drive and Knight Drive

Map 059, Parcel 114

2.54 acres

Current zoning RS7.5

1. Permitted uses shall be limited to 20 multi-family residential units. Short term rental property, owner occupied, and short term rental property, not owner occupied, shall be prohibited.
2. Maximum FAR shall be 0.80.
3. Maximum ISR shall be 0.70.
4. A minimum of 20% of the site shall be designated as open space.
5. Trees along the western property line shall be preserved except where removal is necessary due to stormwater management and ingress/egress location(s).
6. The cemetery on the site shall be fenced, and fencing shall be maintained by property owner. A five-foot access easement to the cemetery from Ewing Drive shall be platted prior to Final SP approval. The access easement shall be maintained by the property owner.
7. All development within the boundaries of this SP shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.
8. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved in detailed building elevations included in the preliminary SP.
9. Building height shall be limited to 3 stories in 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.
10. Fallback zoning shall be RM20-A.
11. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone, and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. Ewing Drive and Knight Drive shall be improved along the property frontage per the MCSP requirements.
13. Landscaping and tree density requirements shall be provided per Metro Zoning Code. A complete landscape plan will be required with Final SP submittal.
14. Parking shall be provided per Metro Zoning Code.