

2025SP-022-001

**5701 CENTENNIAL BLVD
Regulatory Specific Plan**



Development Summary Site Data:

SP Name	5701 Centennial Boulevard
Council District	20 – Rollin Horton
Parcel ID	09102024600
Site Acreage	1.04
Existing Zoning	CS
Proposed Zoning	Specific Plan
Proposed Uses	All uses permitted in MUL-A, plus pet grooming and related services, not including overnight boarding of animals
CCM Policy	T4-CM – Urban Mixed Use Corridor

Specific Plan (SP) Standards:

1. Permitted uses SP shall be limited to those permitted by the MUL-A zoning district, plus pet grooming and related services, not including overnight boarding of animals. Short-term rental property, both owner-occupied and non-owner occupied are not permitted.
2. The building standards for new structures and additions to existing structures within the area of the SP shall be those of the MUL-A zoning district. Existing structures within the area of the SP may be maintained in their current location.
3. Site bulk standards within the area of the SP shall conform to those listed under MUL-A zoning, excluding fencing and setback standards. Fencing and setback standards shall be as follows:
 - a. Notwithstanding the provisions of Section 17.12.040(E)(26), for safety and sound mitigation purposes, a 6-foot-tall solid vinyl or wood fence may be located no less than one (1) foot from the public rights-of-way -- excluding the area within the line of visibility for the intersection of Ohio Ave. and Centennial Blvd. as determined by NDOT. Fencing within the line of visibility may be 6-foot-tall open fencing such as black vinyl coated chain link fencing; uncoated chain link fencing shall not be permitted.
 - b. All other applicable fencing and setback requirements within the zoning code shall be met.
4. **Required ROW Improvements:** The owner shall work with NDOT to install a compliant crosswalk across Centennial Blvd. at the intersection of Ohio Ave. and Centennial Blvd in conjunction with MONTGOMERY NATIONS, GP, property owner of 5700-5604 Centennial Blvd at the time of, or before the development of 5700 – 5604 Centennial Blvd. Developer will be responsible for their proportionate share of usable rentable space for the cost of such installation of crosswalk.

Items 5, 6,7, and 10 below, shall apply to any final site plan that proposes “New Development,” defined as a final site plan application for more than 10,000 sf of new development, or the addition of a second story on any existing building.

5. The following design standards shall apply to any final site plan that proposes New Development:

- a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - c. 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 on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18" - 36" is required for all residential structures.
6. With any final site plan that proposes New Development, Planning will review the MCSP and the unique configuration of the site to determine whether dedication of right-of-way per the adopted MCSP standard is appropriate along Centennial Boulevard and Ohio Avenue.
7. Any final site plan or building permit site plan that proposes New Development shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
8. The fallback zoning will be MUL-A.
9. All parking will be provided per the Metro Zoning Code.
10. Landscaping and tree density requirements per Metro Zoning Ordinance.