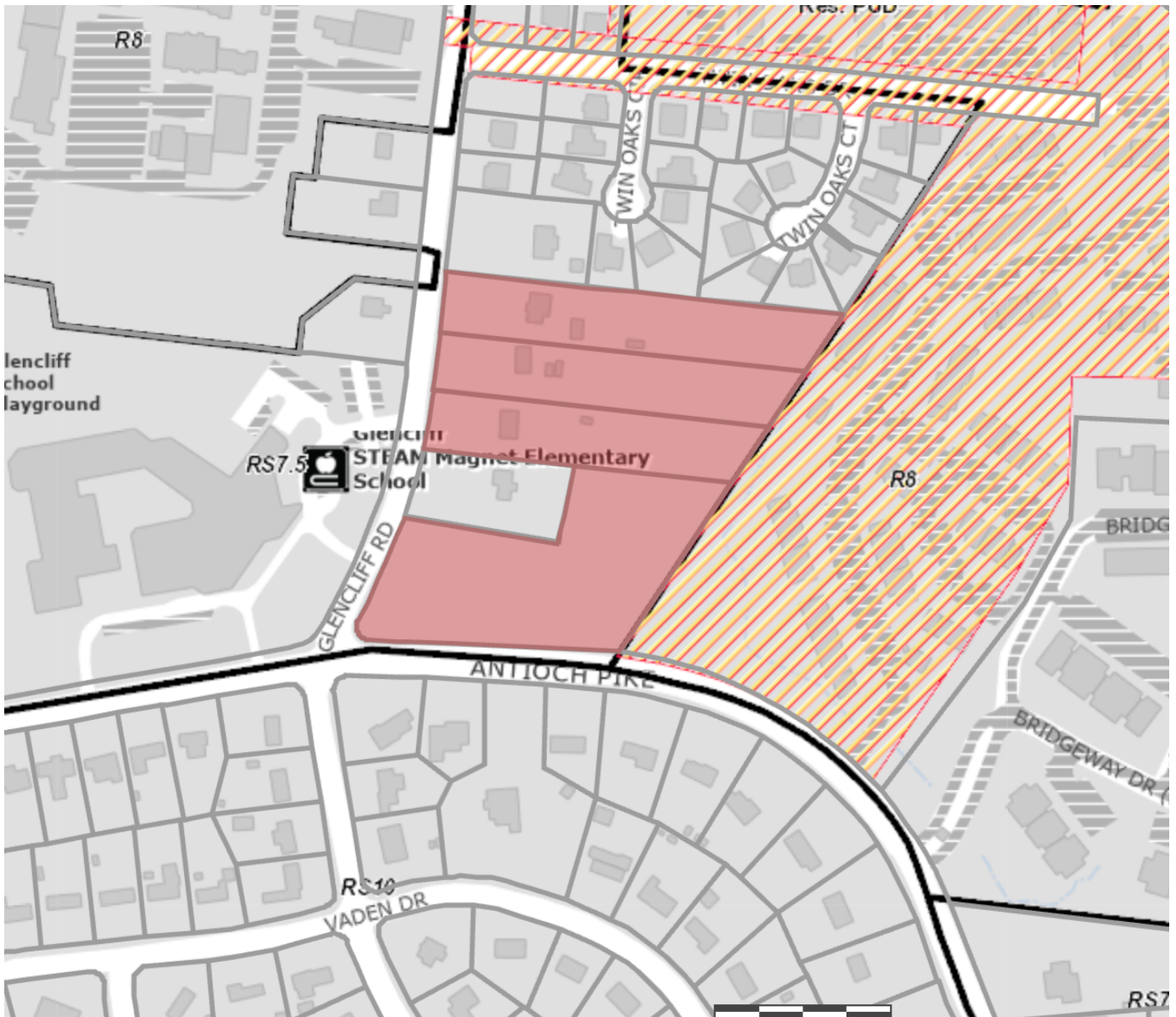


Glenclyff SP

MPC CASE NUMBER: 2025SP-052-001

Parcel(s): 13304000900, 13304000700, 13304000600, 13304000500



SP Standards

Density and Use

1. Permitted uses shall be limited to a maximum of 80 multi-family residential units. Short-term rental property, both owner-occupied and non-owner occupied are not permitted.

2. Building Height: 3 stories in 35 feet.

A. Building height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation). Height shall be measured to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint).

3. The property shall be subject to the standards, regulations and requirements of the RM15-A-NS zoning district as of the date of the applicable request or application. If any standard is not specified herein, fallback zoning to be RM15-A

Architectural and Design Standards

4. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.

5. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.

6. 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.

7. Porches shall provide a minimum of six feet of depth.

8. A raised foundation of 18" - 36" is required for all residential structures.

Parking, Right-of-way, Streets

9. Access points and any warranted auxiliary lanes will be determined through the MMTA review at Final SP.

10. NDOT: Traffic study to be conducted prior to the permitting of the development.

11. Sidewalks and planting strips shall be installed along Glencliff Road per local street requirements. Sidewalks along Antioch Pike shall be determined in coordination with NDOT with the final site plan submittal. Along parcel 13304000800 sidewalks shall be provided within the existing right-of-way, if possible. At the time of final site plan, internal sidewalk connectivity within the development and between the units and the right-of-way shall be provided.

12: 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 any required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Environmental and Public Access

13. Trails: Developer to create trails on the southern 2.94 acre portion of the property (Property ID: 13304000900) as well as a playground. Walkways and playground to be publicly accessible.

14. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.

Phasing of Development

