

SP Name	919 C Gallatin Avenue
SP Number	2025SP-047-001
Council District	06 (Clay Capps)
Map & Parcel	Tax Map 83-1, Parcel 455
Total Acreage	0.86 Acres
Current Zoning	OR20 (UZO)
Current Land Use	“Small Warehouse” – Existing 11,445 Sq Ft Structure
Proposed Zoning	SP – Regulatory

Specific Plan Standards

1. Permitted uses shall be limited to all uses of MUN-A-NS plus Artisan Manufacturing. Short term rental property, owner occupied and short term rental property, not owner occupied, shall be prohibited within the entire development.
2. Development shall be limited to the existing structure with expansion or addition of no more than 1,500 square feet of floor area inclusive of indoor and outdoor spaces. Locations for additions shall be limited to the western side of the property or within the interior/area currently paved or covered with impervious surface. Expansion of the existing footprint to the north, east or south shall not be permitted.
3. There shall be no increase to the existing building height and number of stories permitted with any addition. Maximum building height of any future addition shall be limited to two stories and maintain the current structure’s roofline. Building height shall be measured from the average elevation (4 most exterior corners) at the finished grade.
4. Bulk standards, regulations and requirements for any addition or expansion of the existing structure shall be in accordance with the MUN-A-NS zoning district as of the date of the applicable request or application.
5. Prior to the approval of the Final Site Plan, a cross access easement to and through Parcels 418 & 442 shall be recorded.
6. A master parking plan including Parcels 418 & 442 shall be submitted for review along with the Final Site Plan.
7. Upon any addition or expansion of the existing structure, a Landscape Plan shall be submitted indicating compliance with the Metro Zoning Ordinance. Landscaping & tree density requirements per Metro Zoning Ordinance.
8. The final site plan/building permit site plan shall depict any required right of way dedication, 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.