

**Existing Zoning CS    Proposed Zoning SP    Map/Parcel Map 06-04 Parcel 37 and Map 06-08 Parcel 73**

**Specific Plan (SP) Standards**

- 1. Uses within this SP shall be limited to all uses permitted by the MUG-A-NS zoning district.**
- 2. All future final site plan applications shall provide, at a minimum, the improvements identified in the Major and Collector Street Plan along the subject site's frontage of Dickerson Pike. With redevelopment of at least 50% of the site by area, as determined by the existing site conditions on the effective date of the SP zoning ordinance, the improvements identified in the Major and Collector Street Plan shall be provided along Broadmoor Drive. Once Planning determines that 50% of the site is being redeveloped with a final site plan application, all Use and Occupancy permits shall be held until the Broadmoor Drive planned Major and Collector Street Plan improvements have been constructed.**
- 3. The final site plan that is submitted that triggers redevelopment of 50% of the site shall indicate that the stream buffers shall be established along Ewing Creek and all buffers for the entire length shall be shown on the final site plan. The final width of stream buffers may vary and may take into account constraints include Broadmoor Road right-of-way, existing and planned sidewalks or greenways, and existing and proposed buildings, with priority given to reestablishing the buffers. Final buffer configurations (length and width) to be approved by Stormwater and any needed variances must be approved by the Stormwater Management Committee prior to final site plan approval of any final site plan that triggers redevelopment of the 50% of the site. The stream buffers must be reestablished prior to issuance of the final U&O for the building that represents 50% redevelopment of the site. If final site plans are submitted in phases, Planning will not approve any final site plans beyond 50% redevelopment prior to the buffers being reestablished.**
- 4. The final site plan that is submitted that triggers redevelopment of 50% of the site shall provide a publicly accessible greenway along Ewing Creek consistent with the Metro Parks Greenway Master Plan. Improvements should be made to create a safe greenway crossing across Dickerson Pike. The greenway should be placed in a dedicated public conservation greenway easement held by Metro Parks along with a Conservation Greenway Easement, including boundary survey and legal description of the easement, to be approved by Metro Park Board and Metro Council. Design to be coordinated and approved by Metro Greenways Division staff, built to Metro Parks standards and Metro ADA requirements, and greenway maintenance to be provided by owner in a participation agreement in perpetuity traveling with the land and approved by Metro Park Board and Metro Council as part of the Conservation Greenway Easement. Trailhead and wayfinding signage per Metro Park Standards should also be provided by developer.**
- 5. All future final site plan applications shall provide the necessary right-of-way or other site layout requirements necessary to accommodate planned improvements identified in *nMotion* or otherwise, as determined by WeGo.**
- 6. All future final site plan applications shall provide a development generally consistent with the Dickerson North Corridor Study for the Ewing Broadmoor Character Area.**
- 7. A traffic study shall be submitted with each final site plan application, unless determined to be unnecessary by the traffic engineer, as outlined in section 17.20.140 of the Metro Zoning Code.**
- 8. The maximum building height within 40' of the eastern property boundary shall be 5 stories. Building height in all other areas shall be consistent with MUG-A-NS zoning and measured per Metro Zoning Code.**

**9. All future final site plan applications shall provide building facades constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function.**

**10. 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 MUG-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**