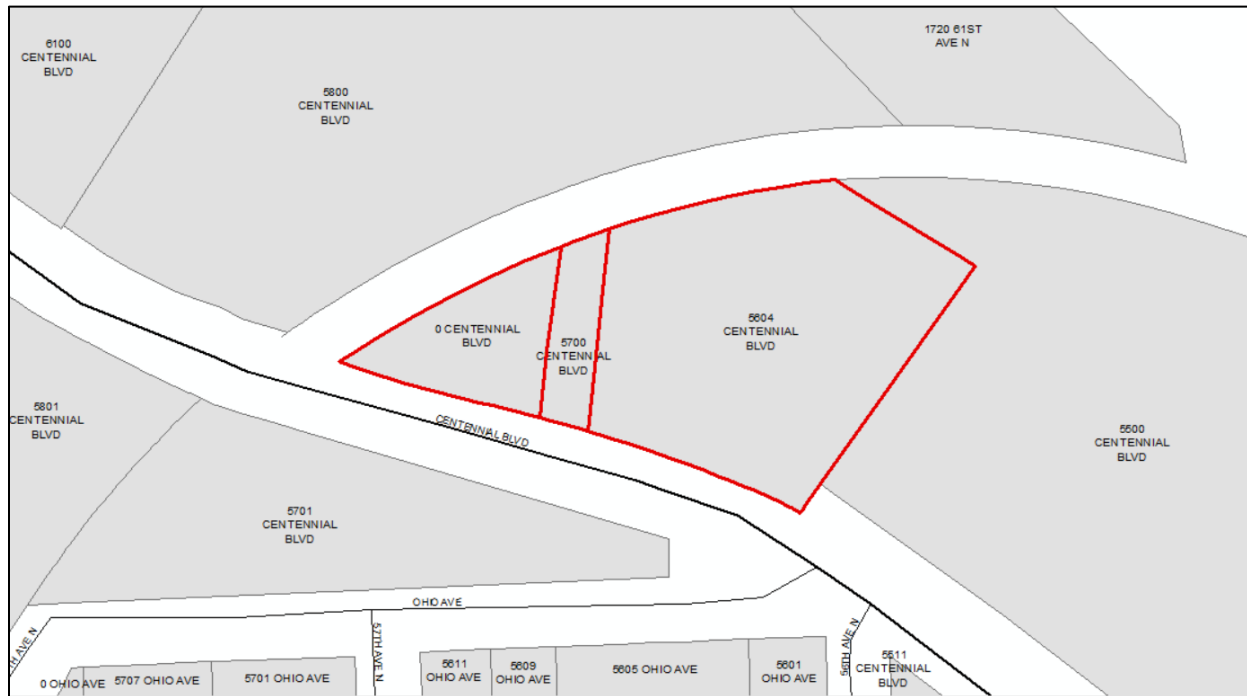


Regulatory Specific Plan for 5604 and 5700 Centennial Blvd and Centennial Blvd (unnumbered) (2022Z-063PR-001)



Applicability:

The General Standards provided herein shall apply to the entirety of the Specific Plan (SP) district and shall be fully met.

For development standards and requirements not specifically included within this regulatory SP and/or included as a condition of Metro Council approval, the property shall be subject to the standards, regulations, and requirements of the MUI-A zoning district as of the date of the applicable request or application.

General Standards:

Permitted Uses:

The uses of this SP shall be limited to multi-family residential and related ancillary uses, financial institution, general office, medical office, ATM, bar or nightclub, grocery store, hotel/motel, personal care services, fast-food restaurant, full service restaurant, take-out restaurant, retail, multi-media production, and theater. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.

Building Standards:

1. The maximum height allowed shall be 8 stories in 105 feet as measured from the finished grade, with no required step-back.

2. A minimum of 30% of the conditioned ground floor space shall be used for non-residential uses with access directed towards Centennial Blvd.
3. The ground floor shall have a minimum ceiling height of 14 feet if non-residential uses are included on the ground floor.

Architectural Requirements:

1. The development shall provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level.
2. For building facades fronting streets and public open space, the width of any blank facade (without glazing) shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
3. All parking garage facades visible from public streets or adjacent parcels, shall be screened in a manner the complements the architectural character of the primary structure.
4. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
5. There shall be a minimum glazing of 50% on the ground floor of facades facing a public right-of-way. The remainder of the structure shall have a minimum glazing of 30% on all facades excluding any parking garage façade.
6. Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
7. If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 4 feet.
8. The architectural elevations shall be reviewed and approved with the final site plan to ensure compliance with the final approved legislation and applicable standards and regulations.

Site Requirements:

1. Bicycle parking will be provided per the Metro Zoning Code. Bicycle parking locations shall be identified in the Final SP Plan.
2. Street trees shall be provided, irrigated, and maintained along all street frontages at a minimum spacing average of 40 linear feet. All street trees placed within ROW shall count toward tree density unit credit outlined in Metro Zoning Code 17.24.
3. A type 'A' buffer yard as described in Figure 17.24.240A of the Metro Code shall be applied along the property line shared with 5500 Centennial Blvd.

Required Street Improvements:

1. The requirements of the Major and Collector Street Plan shall be met along Centennial Boulevard. An alternate design may be allowed to create a multi-use path as opposed to separate bike lane and sidewalk facilities pending design coordination with NDOT and the Planning Department. The final design shall be determined with the final site plan.
2. The developer shall work with NDOT to provide traffic control improvements at the intersection of Centennial Boulevard with Ohio Avenue and 56th Avenue. This shall include the deployment of a crosswalk as approved by NDOT.