

Regulatory SP

2907 12th Avenue South (SP)

Development Summary (Site)

SP Name 2907 12th Avenue South SP

SP Number 2024SP-005-001

Council District 18 – Tom Cash

Map/Parcel/Owner/Acreage/Current Zoning/ Address

Map 118-010, Parcel 083/ The Gold Cyprus Living Trust, David E. Cyprus, Trustee/ 0.26 Acres/
Currently Zoned CS

Specific Plan Notes

1. The General Standards provided herein shall apply to the entirety of the Specific Plan (SP) district and shall be fully met.
2. 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 MUN-A zoning district as of the date of the applicable request or application.
3. 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.
4. Building Standards:
 - a. The maximum height allowed shall be 3 stories in 45 feet as measured from the finished grade. Height shall be measured by the average elevation at the four corners from the finished grade to the midpoint of the primary roof pitch or to the top of the parapet for a flat roof.
 - b. The maximum floor area ratio shall be 1.0.
 - c. Vehicular curb cut and ingress/egress will be from Kirkwood Ave and alley consistent with the 12th Avenue South Corridor Detailed Neighborhood Design Plan.
 - d. The following streetscape standards shall be met with the final site plan: Along 12th Avenue South a minimum right-of-way of 30.5' from the centerline of the existing right of way, including a 6' wide planting strip (furnishing zone) and 12' wide sidewalk and along Kirkwood Avenue a minimum right of way of 25 feet from the centerline of the existing right of way, including a 4' wide planting strip and 5' wide sidewalk.
 - e. All setback requirements will be determined by NDOT or Metro Planning.
 - f. Screening or liner uses for garage along Kirkwood will be reviewed and determined with final site plan.
5. Architectural Requirements:

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.