

1604 Wheless Street (SP)

Development Summary	
SP Name	1604 Wheless Street SP
SP Number	2019SP-029-001
Council District	21
Map & Parcel	Map 080-11, Parcel 598

Site Data Table	
Site Acreage	0.2 ac
Existing Zoning	RS5
Proposed Zoning	SP-R
Allowable Land Uses	All uses permitted by R6-A

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all uses permitted by the R6-A zoning district.
2. If two-family residential is proposed, the units shall be fully detached. One unit shall be oriented to 16th Avenue North and the other unit shall be oriented to Wheless street.
3. 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 R6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Proposed Regulatory SP