

# 2009SP-163U-11 (BL2005-565)



This SP district located at 104 Glenrose Avenue, approximately 225 feet east of Foster Avenue (outlined in blue above) is permit with the following conditions:

1. The only permitted uses are Office, Building Contractor Supply, and Residential (single-family or live work). There shall be no car lots, automotive repair, fast food, or bar/nightclub permitted.
2. The existing structure is to remain and shall be maintained in good conditions, as it is now, and shall not be enclosed in another structure.
3. No more than 1,000 sq. ft. of additional floor area is allowed. Any addition must be located within the rear yard, behind the existing structure, and can be attached or detached.

4. All new development must meet the Metro Stormwater Regulations and Metro Public Works requirements.
5. Any form of outside storage is prohibited.
6. Only the eastern access point to Glenrose Avenue is allowed.
7. Parking is only allowed within the side and rear yard.
8. Setbacks are as follows from the property line:
  - Front: 20 feet
  - Rear: 3 feet
  - East: None
  - West: 15 feet
9. Existing fencing to remain in current type and location. No fence allowed along the front portion of the lot along Glenrose Avenue.
10. The only signage shall be one sign, no larger than 4 foot high by 6 foot long, and shall be no taller than 5 foot from the ground. No other signs or billboards shall be permitted.
11. No cell phone or other telecommunications towers or antennas shall be allowed.
12. The front yard of the house shall not be used for parking (except for on gravel driveways). Parking of employee vehicles and business-type vehicles will be allowed in existing parking lot.
13. Low lux lighting shall be used and positioned so as not to shine into residences on Glenrose Avenue.
14. No wrecked vehicles shall be allowed to sit on premises, nor any other mechanical parts that are not stored in permanent buildings.
15. A final landscaping plan shall be submitted as part of the SP approval.
16. For any development standards, regulations and requirements not specifically listed above, the property shall be subject to the standards, regulations and requirements of the MUN zoning district.
17. Any changes on the final development plan from this preliminary site plan may require a new preliminary plan if the changes are deemed significant by planning staff.