

14.404 SP - Specific Plan Districts

This section establishes a legislative procedure for context sensitive development. Compatibility with the land uses described in the most currently adopted Land Use Plan shall be considered by the City Council. The zoning districts promote flexibility in the location, integration, and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets. While providing additional flexibility for the developer, the zoning district also provides greater certainty as to the resulting development. The SP district is a zoning district, not an overlay district.

A. Applicability

A Regular Specific Plan (SP) zoning district may be applied to any property that is 1 acre or more.

A Hybrid Specific Plan may be applied to any property that is 1 acre or more.

A Text Only Specific Plan may be applied to a property of 5 acres or less.

B. Procedure

The procedure for creating or modifying an SP zoning district is the text and map amendment procedure established in Chapter 8, Section 14.810., Amendments, and this Section. This includes City Council approval for all amendments to all SPs after the Planning Commission has made a recommendation. For this purpose, any change of more than 25% on the Master Plan Drawing (measured by the proposed area of all buildings or the road network being shown where more than 25% of its area is outside the previously approved bounds for that feature type) or any text change is considered an amendment.

Change in the exact location of subdistrict boundaries may be considered by Planning Commission if the change does not increase or decrease the total area of any subdistrict by more than 25% and the intensity of the overall development is not increased. Development intensity is measured by area of the subdistrict groups listed in 14.404.D.2.b. Changes larger than this requires an amendment.

Nothing stated here is intended to prevent the Public Services, Fire, Police, or any Public Utility from requiring adjustments to the SP. If the change is required by the City Staff to comply with any other City regulations or is a life and safety issue, it is not an amendment to the original SP.

1. Initiation

Any City of Lebanon public official or any other person or entity with ownership interest in the subject property, may file an application to create an SP zoning district.

2. Application

An application to create an SP zoning district must be filed with the Planning Department. Prior to submitting an application to create a Regular or Text Only SP zoning district, the applicant and their design professional are required to attend a pre-application conference with members of the Planning, Economic Development, Utilities, and Engineering Staff. The pre-application conference must be prescheduled and the councilperson for the ward in which the property is located shall be invited to attend the pre-application conference. Other staff may also be invited to the pre-application conference as requested by the applicant or design professional or as

determined to be appropriate by the City Staff. The applicant shall hold a neighborhood meeting. They shall invite all property owners in subdivisions within 100 feet of the SP or any property owner within 100 feet that is not in a subdivision. A letter of invitation shall be sent with a brief description of the SP proposal, the date, time, and location of the neighborhood meeting. A copy of the invitation shall also be provided for staff. The neighborhood meeting shall be held prior to the Preliminary Planning Commission meeting.

A complete application must include the following:

- a. A draft SP ordinance that includes zoning district text that addresses the elements of subsection (4), below.
- b. A map of the land area within which the SP ordinance will apply. (This will be adopted as part of the Official Zoning Map pursuant to Section 14.1209).
- c. A draft amendment to Chapter 4, Section 14.401 (Establishment of Districts) that lists the proposed SP district.
- d. A written document describing the existing conditions on the property and how the proposed use(s) will be reasonably consistent with the principles and objectives of the adopted Land Use Plan. Uses in a Regular or Text Only SP are limited to only the uses allowed in a zoning district that corresponds to the Future Land Use Plan.
- e. Copy of current letter indicating water and sewer availability from the appropriate water and/or sewer provider.
- f. A statement that the applicant agrees to be bound by the standards and procedures in the draft ordinance or, if the draft ordinance is altered during the Text Amendment Procedure, any standards, and procedures that the applicant consents to during the process.
- g. A narrative explaining the benefit this SP brings to the City beyond what would otherwise be required of and be achieved by a similar development under an existing zoning district in the City.
- h. A mailing list of property owners notified of the public hearing and a copy of the mailed letter.
- i. A complete submittal does not constitute or guarantee approval.
- j. Nothing in this section is intended to limit the City Council's authority to rezone property.

C. Processing.

1. The Planning Department will refer a complete application to the Planning Commission. The Planning Commission will then process the application using the Amendment Procedure outlined in Chapter 8, Section 14.810.
2. The Planning Department will return an incomplete application to the applicant along with an explanation of the deficiencies.
3. If the Planning Commission alters or modifies the draft SP zoning district, the applicant may agree to the changes, withdraw the application, or state its disagreement with the changes. Nothing in this section requires the Planning Commission to recommend approval to City Council of an application if they

disagree with the draft SP zoning district.

4. Recommendations

- a. All applications given a positive recommendation by the Planning Commission are then forwarded to the City Council for consideration.
 - b. All applications given a negative recommendation by the Planning Commission will not progress without written notice from the applicant to the Planning Department stating their desire to be heard at City Council with a negative recommendation from the Planning Commission.
5. Upon City Council rezoning property to SP by proper ordinance, a follow-up meeting is required before the ordinance is signed if any items had been amended to ensure that the correct version goes into the record. Development plans such as site plans shall follow the review and approval procedure as outlined in the Zoning Ordinance. Development plans for subdivision plats shall follow the review and approval procedure as outlined in the Subdivision Regulations.

D. Specific Plan Districts

Contents. While there is no set “type” of SP zoning district, as each one is unique, there will be different levels of detail required, depending on what is to be accomplished by the SP zoning district and any distinctive site characteristics of the property for which the SP zoning district is proposed. The SP zoning districts shall substantially conform to the layout and format of the zoning district regulations established in Chapter 3 of this Title 14. The SP zoning district shall be labeled “SP- and a unique suffix (e.g., “SP-Lebanon Acres”).

1. Regular Specific Plan

The Regular SP zoning district shall include details regarding the following elements, either as written text, illustrations, tables, or exhibits:

- a. A list or table of land uses that will be permitted. This list is limited to the uses allowed in the Future Land Use Plan. Based on the uniqueness of the SP zoning district there shall be no allowances for uses permissible on appeal.
- b. A zoning district that is closest to the SP.
- c. A list of changes from the closest zoning district.
- d. Required lot area, lot widths, yards, and bulk regulations.
- e. Dimensional and massing standards such as building coverage, height, and façade length.
- f. Sign standards.
- g. Accessory building standards.
- h. Building material and architectural design standards.
- i. Detailed development plan showing the proposed layout of the entire property with respect to uses, potential road, lot and/or building configurations.

- j. Detailed development for the entire property.
- k. Digital data file registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83).
- l. Any other standards deemed necessary and/or appropriate by the Planning, Engineering, Traffic Engineering, Utilities, Cross-Connection, and/or Fire Departments, Planning Commission and/or City Council included but not limited to:
 - Landscaping standards including proposed open space screening and buffering standards.
 - Parking standards.
 - Parks and open space standards.
 - Street, water, sewer, stormwater management, including natural gas, electric, streetlights and other infrastructure standards.
 - Preliminary Traffic Study to the satisfaction of the City Traffic Engineer.
 - Information related to drainage patterns and preliminary plan for drainage, including preliminary detention calculation.
 - Detailed phasing plan.
- m. Nothing in this section is intended to limit the City Council's authority to rezone property.

Proposed SP amendments from a landowner or developer shall include a table identifying standards related to landscaping, parking, building materials, architectural design standards, parks and open space, street, streetlights, and other infrastructure items. The table shall also include the standards of the closest existing zoning district in the City to the proposed SP.

2. Hybrid Specific Plan

The Hybrid SP application type provides a zoning option for where a detailed list of regulations specific to the site being zoned are established while also providing a high level of site design details that vary in the amount of detail and finality as further described in this section.

A Hybrid SP application shall meet all requirements of a Text Only SP plus the following details depicted on a layout plan and other visual graphics as needed.

a. Connectivity

- Exact locations of connections to existing roads and adjacent properties that are being required in this SP.
 - These connections shall be made.
- Possible location of connections to existing roads and adjacent properties
 - The location of these connections may change with final plan approvals, but the quantity and intent of the connections shall not.
- Preliminary internal road network.
 - The exact layout may change with final plan approvals. The Planning Commission will determine at this stage if the network is in keeping with the intent of the SP layout and the requirements of the SP text.
- Each subdistrict shall be shown on the layout plan and corresponding

regulations for each shall be included in the SP text.

- Generally, subdistricts shall be categorized as one of the subdistrict types listed below (Subdistrict Groups), but others may be approved by the City Council.

b. Subdistrict Groups

Intensity of development falls into the following categories. If it is unclear, the Planning Commission may determine where a subdistrict falls onto this scale.

•Level 1

- Open Space

•Level 2

- Single-family & Two-family Residential

•Level 3

- Mixed Housing (<8 units per building) & Mixed-use

•Level 4

- Multi-family (>8 units per building), Commercial & Light Industrial

•Level 5

- Heavy Industrial

c. Landscape Buffers

- When landscape buffers are required in the text of an SP the location shall be depicted on the SP layout plan and minimum width noted.

d. Environmental Features

- Location of streams (stream order indicated), wetlands, and flood zones within the SP and within 600 feet of the SP boundary.
- Slopes exceeding 10% grade.
- Tree canopy areas that are to remain.

e. Architecture

- Specific architectural elevations for any buildings being expressly proposed within the SP.
- A palate of building types and architectural styles that are envisioned for the SP and each subdistrict when no specific building design is provided.
 - The exact building design will be considered with final plan approvals. The Planning Commission will determine with final plan approval if the proposed building elevations are in keeping with the intent of the SP palate and the design requirements of the SP text.

3. Text Only Specific Plan

- a. The Text Only SP worksheet. (See Example A.)
- b. A zoning district that is closest to the Specific Plan.
- c. A list of changes from the closest zoning district.
- d. A complete list of any additional standards or conditions not already included in the Text Only SP Worksheet.

Example A.

SPECIFIC PLAN ZONING REGULATION DETERMINATION FORM

1. SP Name

2. SP Type

- Residential
- Commercial
- Industrial/Manufacturing
- Mixed Use

3. Closest existing zoning district (choose 1)

- RR CN
- RS20 CD
- RS12 CS
- RS9 CG
- RD9 CO
- RS6 OP
- RM6 DMU
- R2 IP
- RP2 IL
- UC IH

4. Uses Permitted

- Dwelling, single-family
- Dwelling, two-family
- Dwelling, townhouse
- Dwelling, multi-family
- Dwelling, mobile home
- Apartment Hotel
- Boarding or Rooming Houses
- College/University Dormitory & Greek Houses
- Administrative
- Community Assembly
- Community Education
- Cultural and Recreation Services
- Essential Services
- Extensive Impact Facilities
- Health Care Facilities
- Intermediate Impact Facilities
- Personal and Group Care Facilities
- Adult Intertainment
- Animal Care/Shelter and Vet Services
- Automotive Parking
- Automotive Repair and Cleaning
- Automotive Servicing
- Building Materials and Farm Equipment
- Consumer Repair Services
- Construction Sales and Services
- Convenience Commercial
- Entertainment and Amusement Services
- Financial, Consulting, and Administrative
- Food and Beverage Services
- Food Service Drive-in and Drive Thru
- General Business and Communication Services
- General Personal Services
- General Retail Trade
- Group Assembly
- Medical and Professional Services
- Transient Habitation
- Transport and Warehousing
- Undertaking Services
- Vehicular, Craft, and Related Equipment Sales
- Wholesales
- Light Industrial/Manufacturing
- Medium Industrial/Manufacturing
- Heavy Industrial/Manufacturing
- Agricultural Services
- Crop and Animal Rasing
- Mining and Quarrying
- Plant and Forest Nurseries
- Other

5. Uses Prohibited

Any use not specifically allowed

SPECIFIC PLAN ZONING REGULATION DETERMINATION FORM

6. Minimum Lot Area

sq. ft.

sq. ft. *for each additional unit if more than one residential unit is permitted per lot*

7. Minimum Lot Width at Building Line

ft.

8. Minimum Building Setbacks

Front ft.

Rear ft.

Side ft.

Corner ft.

other *specify (distance in ft.) and instance*

9. Maximum Building Height

ft.

other *specify (in ft.) and instance*

10. Building Area (building lot coverage)

%

11. Accessory Structures (residential only)

Permitted? Yes No

Max. Area ft.

Max. Height ft.

Setback ft. *(minimum 5 ft. off side & rear)*

12. Sidewalks and Planting Strip

Minimum Planting Strip Width	Sidewalk Width	Street Tree Location
<input type="checkbox"/> 5 ft	<input type="checkbox"/> 5 ft	<input type="checkbox"/> planting strip
<input type="checkbox"/> 6 ft	<input type="checkbox"/> 6 ft	<input type="checkbox"/> well/planter/grate
<input type="checkbox"/> 7 ft	<input type="checkbox"/> 7 ft	
	<input type="checkbox"/> 8 ft	

13. Planting Strip Character

- grass
- grass, low shrubs, perennials, or groundcover plantings
- well/planter/grate
- well/planter/grate with street furnishings every 100 ft (bike racks, lighted bollards, benches, trash cans, etc.)

SPECIFIC PLAN ZONING REGULATION DETERMINATION FORM

14. Minimum Foundation Planting Width

- 6 ft.
- 8 ft.

15. Foundation Planting Character

- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.805.D.6 for every thirty (30) feet of building façade; b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.D.6 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; c. One Class II Shade Tree or two (2) Ornamental Trees as specified in Section 14.805.D.6 for every fifty (50) feet of building façade.
- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.805.D.6 for every thirty (30) feet of building façade; b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.D.6 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; c. One Class I Shade Tree, two (2) Class II Shade Trees, or three (3) Ornamental Trees as specified in Section 14.805.D.6 for every sixty (60) feet of building façade.
- a. Two (2) Medium Evergreen Shrubs as specified in Section 14.805.D.6 for every thirty (30) feet of building façade; b. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.D.6 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; c. Two Class I Shade Trees, three (3) Class II Shade Trees, four (4) Ornamental Trees, or a combination thereof to achieve a minimum of four (4) trees as specified in Section 14.805.D.6 for every ninety (90) feet of building façade.
- a. Two (2) Large Evergreen Shrubs as specified in Section 14.805.D.6 for every thirty (30) feet of building façade; b. Four (4) Medium Evergreen Shrubs as specified in Section 14.805.D.6 for every thirty (30) feet of building façade; c. Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.D.6 for every thirty (30) feet of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and d. Two Class I Shade Trees, three (3) Class II Shade Trees, four (4) Ornamental Trees, or a combination thereof to achieve a minimum of four (4) trees as specified in Section 14.805.D.6 for every ninety (90) feet of building façade.

16. Buffer Matrix

abutting properties	this SP				
RR	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
RS20	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
RS12, RS9, RD9	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
RS6, RM6, R2	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
CD, DMU	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
OP, CN, CS	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
CO, RP2, CG	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
IP, IL	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
IH	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D
County	<input type="checkbox"/> n/a	<input type="checkbox"/> A	<input type="checkbox"/> B	<input type="checkbox"/> C	<input type="checkbox"/> D

Buffer Types

Type A 10 feet deep Landscape Yard installed with the following: 1) One (1) row of large evergreen shrubs spaced a maximum of ten (10) feet apart, or two (2) staggered rows of medium evergreen shrubs spaced a maximum of six (6) feet apart; and 2) One (1) row of Class II Shade Trees spaced a maximum of thirty (30) feet on-center.

Type B 20 feet deep Landscape Yard installed with the following: 1) Two (2) staggered rows of large evergreen shrubs spaced a maximum of ten (10) feet apart, or three (3) staggered rows of medium evergreen shrubs spaced a maximum of six (6) feet apart; and 2) One (1) row of Class I Shade Trees spaced a maximum of fifty (50) feet on-center.

Type C 20 feet deep Landscape Yard installed with the following: 1) Six (6) feet tall masonry wall, fence, or combination thereof along the property line; and 2) Two (2) staggered rows of large evergreen shrubs spaced a maximum of ten (10) feet apart, or three (3) staggered rows of medium evergreen shrubs spaced a maximum of six (6) feet apart; and 3) One (1) row of Class I Shade Trees spaced a maximum of fifty (50) feet on-center.

Type D Thirty (30) Feet deep Landscape Yard installed with the following: 1) Eight (8) feet masonry wall, fence, or combination thereof along the property line; and 2) One (1) row of small evergreen trees spaced a maximum of twenty (20) feet apart; and 3) One (1) row of large evergreen shrubs spaced a maximum of ten (10) feet apart, or two (2) staggered rows of medium evergreen shrubs spaced a maximum of six (6) feet apart; and 4) One (1) row of Class I Shade Trees spaced a maximum of fifty (50) feet on-center.

17. Minimum Transparency

Choose either for All OR 1st & Upper Stories

- ALL** n/a 10% 15% 20% 30%
- 1st Story** n/a 10% 15% 20% 30%
- Upper Stories** n/a 10% 15% 20% 30%

Effect: If the City Council adopts the SP zoning district, the SP zoning district replaces any zoning district regulations previously in effect for the property or land area. All uses, development activity, permits, site plans, subdivision plats, and certificates of occupancy shall conform to the standards that are established in the SP zoning district. Any regulation not expressed in this document shall comply with the Zoning Code and Subdivision Regulations in relation to the zoning district indicated in question 3 of this document, or the closest existing district, at time of plan submittal.

E. SP Zoning District Ordinance.

1. Standards need not be uniform for the entire development. If standards are

not uniform, provide an illustration, table or written document clarifying where those standards are proposed.

2. Site plans, subdivision plats or other permits that are processed after the SP zoning district is approved must comply with the City of Lebanon's Subdivision and Stormwater Regulations.

F. Effect.

If the City Council adopts the SP zoning district, the SP zoning district replaces any zoning district regulations previously in effect for the property or land area. All uses, development activity, permits, site plans, subdivision plats, and certificates of occupancy shall conform to the standards that are established in the SP zoning district.

G. City Council Actions.

1. The City Council will consider the elements and standards that are proposed by the applicant during the legislative process. If adopted, they will become codified as part of the Zoning Ordinance.
2. Upon recommendation by the Planning Commission, the City Council will review the application for an SP zoning district. An SP zoning district application with a negative recommendation from the Planning Commission may be considered by the City Council. Under the legislative power of the City Council to amend the Zoning Ordinance, the council may approve, disapprove, or approve subject to conditions using the Text or Map Amendment Procedure outlined in Chapter 12 of the Zoning Ordinance. If the council makes any changes, alterations or establishes conditions, the application for an SP zoning district shall be returned to the Planning Staff for review and updating of the ordinance.
3. Notwithstanding any provision of this ordinance or law to the contrary, the actions of the City Council in approving or disapproving a Specific Plan zoning district shall specifically be a legislative act as authorized by *Tennessee Code Annotated* § 13-7-204. All amendments to the SP must be approved by City Council.
4. All current and future SP and PUD zoning districts shall follow the procedures in this Section H.

H. Expiration

If the City of Lebanon Planning Commission has not approved a Site Plan or Preliminary Plat within three (3) years of final passage the Zoning will change to RR – Rural Residential without the need for any further City Council action. All current and future SP and PUD zoning districts shall follow these expiration regulations.

I. List of Specific Plan Districts

1. Specific Plan Districts are created for every approved Specific Plan. The Specific Plan Districts form an integral part of this Zoning Ordinance.
2. The information on each Specific Plan District can be found in the referenced ordinance numbers in the table below. Ordinances can be found on the City of Lebanon's website in OnBase.

3. Below is a running list of all of the Specific Plan Districts Ordinances that incorporates the entire approved Specific Plan. This table shall be updated with the adoption of all new ordinances relating to SP and PUD districts but shall not be required to be included or referenced in said ordinances.

Specific Plan District and PUDs	Zoning Ordinance Numbers
6879 & 6905 Lebanon Rd	24-2734, 25-2735, 25-7129, 25-7130
Augusta Wilson SP	22-6621
Aviation HOF Museum Text SP	25-7171, 25-7172
Bartons Village SP BVSP	21-6301, 22-6571, 23-6903, 24-7100
Bartons Village North SE Hybrid SP	25-7185, 25-7282, 25-7283, 25-7284, 25-7285 26-7356, 26-7357, 26-7358
Bel Air at Providence SP BPSP	09-3480, 10-3643, 10-3644, 11-3988, 12-4169, 12-4233, 12-4234, 12-4254, 14-4608, 14-4733
Billington SP	21-6299, 25-7200
Blue Hickory BHSP	22-6455, 23-6783, 25-7118
Brisken Lane SP	24-7000
Cairo Bend Road	24-6977
Callis Rd Industrial SP CRISP	20-2346, 20-2347, 20-6028, 20-6029, 20-6104, 20-6385
Carver Lane Commercial SP CLCSP	20-6064, 21-6238
Cedar Creek Lane SP	21-6302, 23-6722, 25-7132, 25-7146
Champion Text SP	24-6954, 24-2684
Colonial Village PUD	04-2630, 04-2666, 06-2892, 06-2893, 06-2894, 07-3216, 10-3701
Five Oaks PUD	00-2152, 00-2155, 00-2179, 05-2722, 05-2815, 08-3290, 08-3316, 08-3428, 11-3945, 22-6573
Flats at Cainsville SP	24-6999
Food Truck Barn SP	24-6978
General Constructors SP	08-3465, 17-5437
Golden Bear Flats	23-6902
Grey's Station PUD	07-3171, 07-3223
Hagan Text SP	23-6848
Hamilton Springs PUD SP HSSP	06-2957, 06-2958, 11-1532, 11-3817, 11-3818, 12-4035, 12-4036, 12-4116, 16-5185, 18-5591, 18-5591, 18-5592, 22-6456, 23-6807
Hancock Crossing – Averitt Landing	22-6377
522 Hartmann Drive Text SP	25-7233
Hartmann Industrial	23-6852
Hickory Knoll PUD	05-2779, 05-2780, 05-2781, 05-2829, 05-2830, 06-2999, 08-3411
Holland Ridge PUD	06-2877, 06-2878, 06-2959, 06-2960, 16-5354
Kept Well KWSSP	23-6749
Knoll Creek	21-6299, 25-7200

Lebanon Commerce Center	24-7012, 24-7013, 25-7119
Leeville Pike Commercial SP LPCSP	19-5891, 21-6170, 26-7359
Maple & Main	24-7014
Murfreesboro Rd Senior Campground	24-7010
National Indoor RV SP NIRVSP	21-6253, 23-6721
National Indoor RV SP2 NIRVSP2	23-6796, 23-6797
North College Sycamore NCSSP	23-6656
Park Avenue Apartments SP	21-6300
Project Champion	24-6954
Prologis HE SP PHESP	21-2452, 21-2453, 21-6287, 22-6379, 22-6387
Reserve at Stoney Farm PUD	05-2795, 05-2796, 06-2987, 18-5733
Ridge at Stoney Farm PUD	05-2795, 05-2796, 06-2987, 18-5733
River Oaks PUD	06-3054, 06-3055, 11-3891, 18-5638
S Hartmann SP SHSP	24-6952
Sorelle Hybrid SP	26-2810, 26-2811, 26-7340
South Maple Street SP SMSP	21-6194, 21-6195
Spence Creek PUD	05-2842, 05-2844, 05-2846, 07-3087, 07-3152, 10-3734, 25-7131
Stonebridge PUD	06-2917, 06-2918, 06-2919, 07-3228, 08-3434, 09-3505, 09-3507, 09-3538, 12-4212
Stoney Farms	05-2795, 05-2796, 06-2987, 18-5733
Stream Central Pike SP	22-6383
The Mill Lebanon SP MLSP	10-3733
Timberline SP TCSP	18-5650
Trinity Drive	24-6975
Village of Callis Crossing PUD	06-3056, 06-3057, 06-3058, 07-3233, 08-3314, 08-3315
Villages of Hunters Point PUD	06-2873, 06-2874, 06-2875, 07-3251, 08-3308
Villas of Kensington PUD	08-3299, 08-3373, 13-4518
Vulcan PUD	05-2819, 05-2820, 05-2821, 05-2822, 05-2823
Water's Hill PUD	06-2891, 08-3338, 11-3921, 15-5067
Whites Food Truck Court	23-6856