

## Autumn Ridge Rural Hill Road Specific Plan (SP)

Development Summary	
SP Name	Autumn Ridge Rural Hill Road SP
SP Number	2017SP-041-001
Council District	32
Map & Parcel	See attached spreadsheet

Site Data Table	
Site Data	Approx. 6.3
Existing Zoning	RM9 & RM20
Proposed Zoning	SP
Allowable Land Uses	Multifamily residential

### Specific Plan (SP) Standards

1. Uses within this SP shall be limited to up to 72 multifamily dwelling units.
2. Access shall be limited to the existing access point on Rural Hill Road. If deemed necessary by the Fire Marshal, a secondary, gated, emergency access point may be allowed at the far southern portion of the site.
3. A Traffic Impact Study (TIS) shall be submitted with final site plan submittal. All recommendations of the TIS shall be completed or bonded prior to the issuance of the final Use and Occupancy permit.
4. A maximum height of two stories in 30 feet is permitted.
5. Only down/recessed lighting shall be permitted.
6. Sidewalks in compliance with the Major and Collector Street plan shall be installed along Rural Hill Road. All units shall have access to the public sidewalk along Rural Hill Road via an internal 4' sidewalk network.
7. Dumpsters shall be screened with a masonry enclosure, on all sides which are not used for ingress and egress. Concrete shall be a material prohibited from the masonry enclosure. Wooden doors shall be provided on one side to allow access to the dumpsters within the masonry enclosure. A minimum of two dumpsters is required.
8. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
9. Exterior building materials shall be limited to only stone, brick, or hardi board.
10. Building facades facing a public street shall have a minimum of one principal entrance per unit. A minimum of 15% glazing is required along any façade fronting a public street.
11. Perimeter landscaping requirements in compliance with Section 17.24.150 of the Metro Zoning Code shall be provided adjacent to all public right-of-ways, prior to the issuance of any Use & Occupancy permits. A Standard "C" buffer yard shall be installed along the southern and eastern boundaries of the SP.
12. 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 RM20-A zoning district as of the date of the applicable request or application.
13. 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.
14. Parking shall be provided in compliance with standards for multifamily (no UZO reductions allowed) residential as shown in Table 17.21.030. A minimum of 15 guest spaces shall be provided.
15. On final site plan, usable open space shall be provided. Usable open space shall include at least one of the following recreational facilities: tennis courts, basketball courts, swimming pools, playgrounds, walking trails, picnic shelters, or gazebos.
16. The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits,

existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

General Plan Consistency Note

The proposed Specific Plan is located within the Antioch-Priest Lake Community Plan. The proposed SP is located in the following policy area:

- Suburban Residential Corridor

The proposed SP to permit a multi-family development with appropriate design standards is consistent with the goals of the policy.