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A Division of S&ME

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**PRESERVE AT HIGHLAND RIDGE  
PRELIMINARY SP PLAN**

**2017SP - 051-001**  
REGULATORY SHEET  
May 18, 2017



Building	USE	GSF	Units
A	Residential	51,828	42
B	Residential	51,828	42
C	Residential	37,655	27
D	Residential	33,243	24
E	Residential	33,243	24
F	Residential	51,828	42
G	Residential	51,828	42
H	Residential	26,919	18
Clubhouse	Amenity	6,359	n/a
Garages	Accessory	1,995	n/a
Maintenance Building	Accessory	400	n/a
Bike Storage Facility	Amenity	298	n/a
Pavilion	Amenity	452	n/a
Mail Structure	Amenity	775	n/a
<b>Total Residential</b>		<b>336,372 GSF</b>	<b>261 units</b>
<b>TOTAL BUILDING GSF</b>		<b>347,651 GSF</b>	

Bedrooms	Units	SP Requirement	Base Zoning Requirement
1 Bedroom	56	1.25 spaces / unit	1 spaces / unit
<b>Required</b>		<b>70 spaces</b>	<b>56 spaces</b>
2 Bedroom	101	1.50 spaces / unit	2 spaces / unit
<b>Required</b>		<b>152 spaces</b>	<b>202 spaces</b>
3 Bedroom	104	1.50 spaces / unit	2.5 spaces / unit
<b>Required</b>		<b>156 spaces</b>	<b>260 spaces</b>
<b>Total Required</b>	<b>261 units</b>	<b>378 spaces</b>	<b>518 spaces</b>
<b>Plan Provided</b>	<b>261 units</b>	<b>394 spaces</b>	<b>594 spaces/unit</b>

- GENERAL STANDARDS**
- The purpose of this SP is to receive preliminary approval to permit the development of a 17.11 acre development as shown.
  - 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 zoning district or of the site of the applicable lot or application. Uses are limited as described in the Ordinance.
  - Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architecture, engineering or site design and other 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 increases the permitted density or floor area, adds uses not otherwise permitted, excepts specific conditions or requirements contained in the plan as adopted through the existing ordinance, or adds vehicular access points not currently present or approved.
  - The project is expected to be completed in the first quarter of 2017.
  - All development within the boundaries of this plan meets the requirements of the American U.S. Justice Department [www.justice.gov/rothfouling/fairhousing/social\\_fairhousingact.html](http://www.justice.gov/rothfouling/fairhousing/social_fairhousingact.html).

- RESIDENTIAL DEVELOPMENT & ARCHITECTURAL STANDARDS**
- Street-facing building facades shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following every 30 linear feet of street frontage:
    - A change in building material
    - An unobscured window of 18 inches or greater
    - An entry stoop or balcony
    - Pilasters or Columns
  - Commercial building facades facing public streets shall have a minimum of 40 percent glazing (Coverage = 40% facade width x 4 feet 0 inch height).
  - Commercial buildings shall provide an entry access on a minimum of one of the street-facing facades.
  - Residential building facades facing streets and open spaces/courtyards shall have a minimum of 15 percent glazing (measured as a percentage of each floor's width x height).
  - Windows shall be vertically oriented at a ratio of 1.5 to 1 or greater, except for dormer. Planning staff may allow modifications to this standard for dormer, decorative windows, eaveless windows, eaves windows and other special conditions.
  - Exterior insulation and finish system (EIFS), Vinyl siding, untreated wood and unobscured trim are hereby prohibited.
  - Stoops shall provide a minimum of 4 feet in depth. Provided, porches shall provide a minimum of 6 feet in depth.
  - Debris collection, recycling and mechanical equipment shall be fully screened from public view by fences, walls or landscaping.
  - Compliant building elevations shall be provided with the Final SP application.

- COMMERCIAL DEVELOPMENT & ARCHITECTURAL STANDARDS**
- Glazing: 40% for ground floor; 25% for upper floor.
  - Material: Structure must be built or clad with high finish material that doesn't terminate at the corner. Material must wrap around the corner at least 10ft.
  - Fermented enclosures:
  - Balconies, stoops, porches, and bay windows shall not encroach beyond the front setback.
  - Porches shall be a minimum of six feet deep.
  - Stoops and balconies shall be a minimum of five feet deep.
  - Entry stairs, awning, and canopies may abutment beyond the front setback, but shall encroach into the public right-of-way without proper permit from Metro Public Works.
  - Minimum Building Facade Width: 45 percent of the lot frontage must be occupied by building(s).

- LANDSCAPE REGULATIONS**
- The developer of this project shall comply with the requirements of the SP and adopted ordinance 2008-239 (Metro Code Chapter 17.34).
- Street trees shall be provided, irrigated and maintained by Owner along all street frontages of a minimum spacing average of 50 linear feet. All street trees placed within ROW shall count toward the density unit credit outlined in Metro Zoning Code 17.24.
  - Existing and new landscaping will buffer adjacent residential uses.
  - For landscape strips within public right-of-way along public streets, shade producing street trees shall be planted every 50 feet on center and shall be supported by the lot owner prior to issuance of building permit.
  - All utility equipment (such as HVAC and ventilation systems, meters and panels) shall not be allowed along the frontage of a public street and shall be located on the roof, to the rear or side of buildings, or otherwise visually screened from the street. Equipment located on the roof shall be screened from view from public streets.
  - All service areas (such as areas used for solid waste recycling, grease traps, loading/unloading or maintenance) shall be located at the rear or side of the building and shall be screened to minimize sound and visibility from adjoining residences (per Section 17.24.060 of Zoning Code).

- SIGN REGULATIONS**
- The following sign types shall be prohibited: Pylon Signs  
All other sign regulations shall be governed by the MUG-A zoning designation.



**GENERAL PLAN CONSISTENCY**

The proposed development and standards are consistent with the T3 Neighborhood Evolving (TNE), Conservation (CC), and T3 Suburban Mixed-Use Corridor (T3M) policies. Some of the design features incorporated from the policy are listed as follows:

- Creates a pedestrian friendly environment
- Efficient use of land
- Development is transit oriented and connect to adjacent transit facilities.
- Inclusion of innovative Stormwater Management strategies
- Strong vehicular connectivity
- Enhanced landscaping and street trees
- Expansion and addition of sidewalks and pedestrian improvements
- Incorporation of Redefinition scaled lighting and signage
- Screening and buffering of unsightly site utilities
- Bicycle parking is provided throughout
- Connectivity to adjacent neighborhoods
- Provision of infrastructure improvements on and off site
- The higher density residential development proposed will add value to neighborhoods through the increased ability to support adjacent consumer services
- Preservation of existing trees and vegetation
- Protection of jurisdictional stream and buffer area
- Providing valuable conservation area on site protecting streams, vegetation and steep slopes.

BULK STANDARDS	
<b>Acreage</b>	SITE 1: 15.78 acres +/- SITE 2: 1.33 ACRES +/- TOTAL: 17.11 ACRES +/-
<b>Permitted Uses</b>	Site 1: Multi-Family Residential Site 2: Uses permitted by MUG
<b>Prohibited Uses</b>	Short Term Rental Property (STR), Alternative Financial Services, Non-residential drug treatment facility, Sexually Oriented Businesses
<b>Maximum Number of Residential Units Permitted</b>	267 units maximum
<b>Maximum Commercial SF</b>	Site 2: 15,000 GSF
<b>Maximum Gross Floor Area Ratio (FAR)</b>	0.50
<b>Maximum Gross Impervious Surface Area Ratio (ISAR)</b>	0.50
<b>Dickerson Pike Residential Setback</b>	15 feet minimum
<b>Dickerson Pike Commercial Build-to-zone</b>	5 feet minimum to 80 feet maximum
<b>Side / Rear Setback (all uses)</b>	15 feet minimum
<b>Height Standards</b>	4 stories max. within 45 feet
<b>Residential Parking (Vehicle)</b>	1 Bedroom unit - 1.25 spaces per unit 2 Bedroom unit - 1.5 spaces per unit 3 Bedroom unit - 1.5 spaces per unit
<b>Commercial Parking (Vehicle)</b>	Per Metro Parking requirements
<b>Parking (Bike)</b>	Per Metro Parking requirements

**Notes:**

- Maximum height shall be measured from the ground floor finished floor elevation (FFE) to the eave or roof deck of structure. Multi-story commercial structures shall have a minimum first floor height of 14 feet measured from ground FFE to 2nd level FFE.

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