



Specific Plan
(SP No. 2024SP-045-001)

4144 MAXWELL ROAD RESIDENTIAL

Oct. 1, 2024
Rev. Nov. 19, 2024

Client:

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Specific Plan Approval		
☒ Preliminary	☐ Final	☐ Amendment
☐ Full	☒ Conditional	
Council Bill No. _____		
MPC Date	<u>12/12/2024</u>	
Admin. Date	_____	
By <u>JtS</u>		
METROPOLITAN PLANNING COMMISSION		



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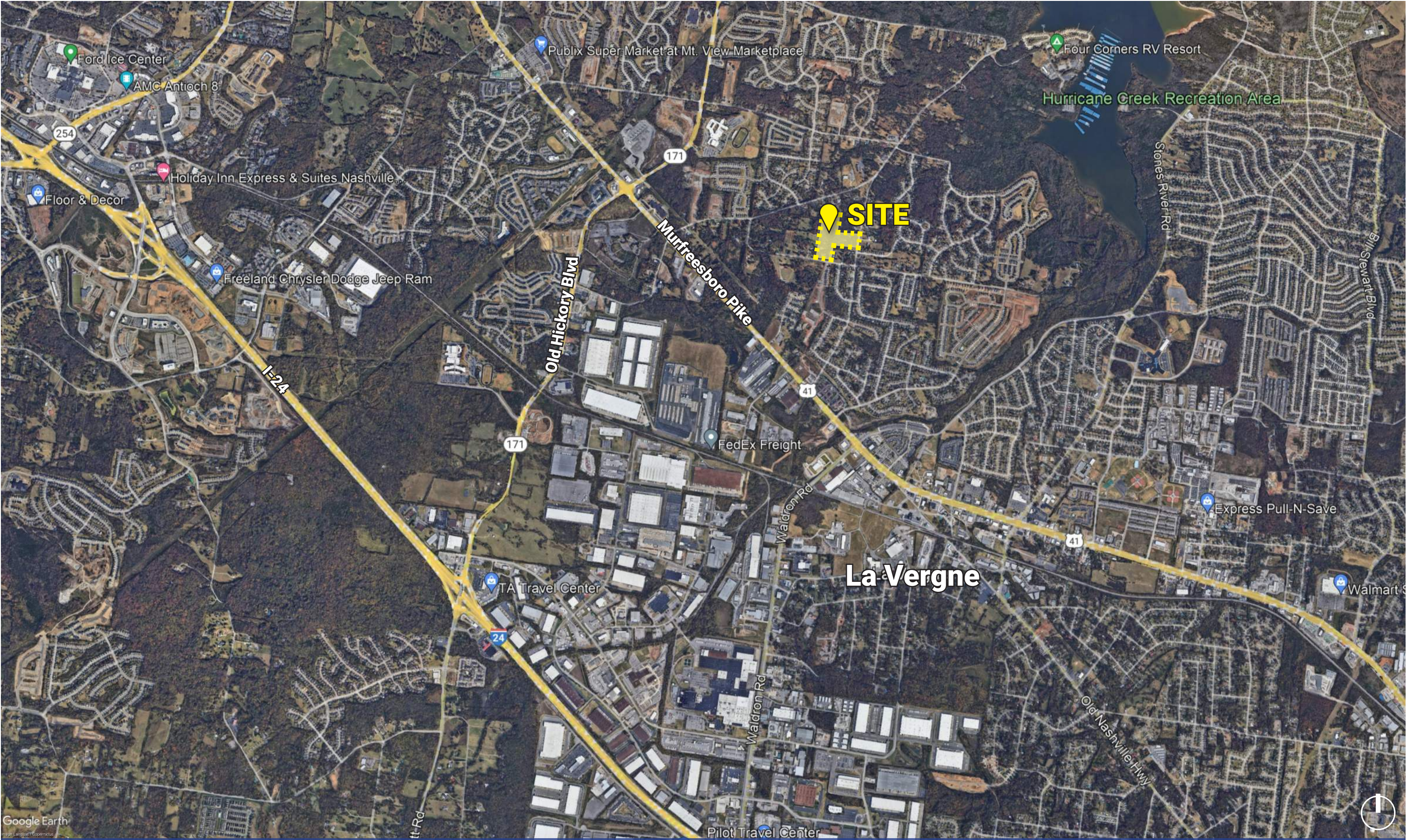
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DESIGN

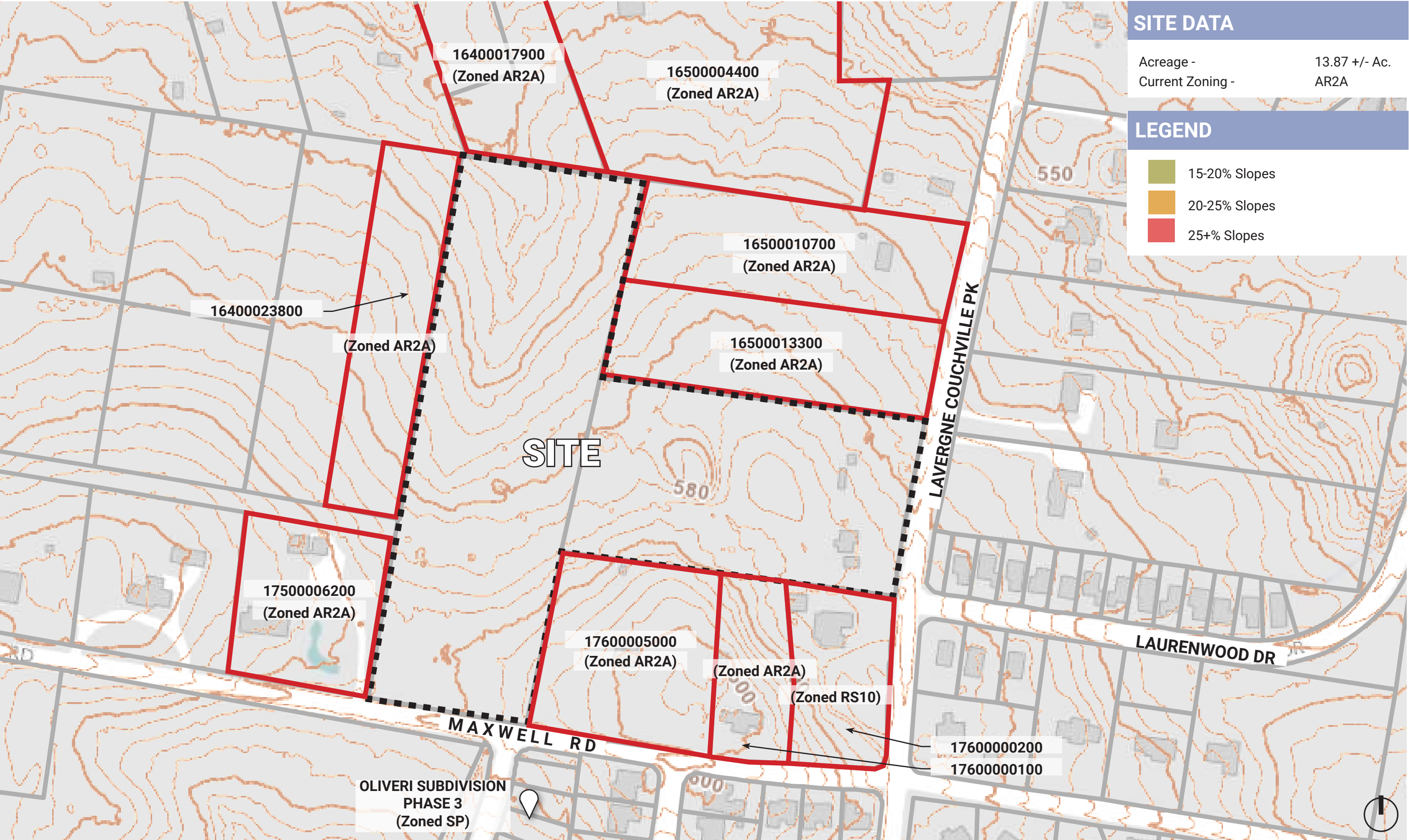
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VICINITY MAP



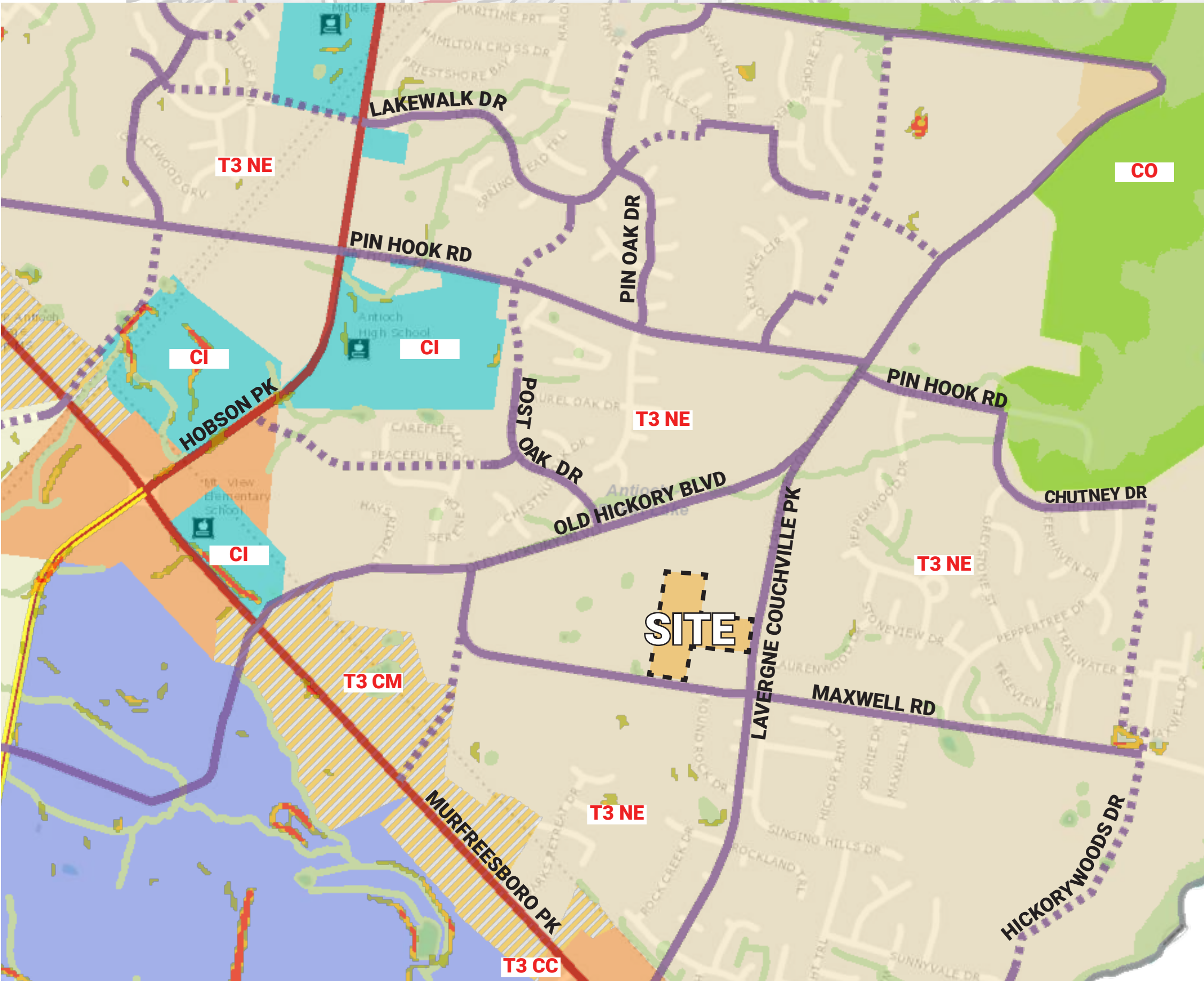
SITE DATA

Acreage - 13.87 +/- Ac.
Current Zoning - AR2A

LEGEND

- 15-20% Slopes
- 20-25% Slopes
- 25+% Slopes

EXISTING CONDITIONS



LEGEND

Major and Collector Street Plan

Arterial-Boulevard Scenic

Arterial-Boulevard

Collector-Avenue

Planned Collector Avenue

Adopted CCM

CO Conservation

CI Civic

OS Open Space

T3 NM Suburban Neighborhood Maintenance

T3 NE Suburban Neighborhood Evolving

T3 RC Suburban Residential Corridor

T3 NC Suburban Neighborhood Center

T3 CM Suburban Mixed Use Corridor

T3 CC Suburban Community Center

Water

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

T3 Suburban Neighborhood Evolving (T3-NE) policy is intended to “Create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods— greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques”. T3 NE areas are generally undeveloped, underdeveloped, or suitable for substantial infill and redevelopment and are anticipated to be developed in suburban residential patterns, but at higher densities and with greater housing variety than classic suburban neighborhoods. The proposed density for the development is 3.68 dwellings per acre.

This proposed development plan correlates connection points for streets, drives and sidewalks with the surrounding parcels that have been previously developed. In addition, the plan accommodates future roadway expansions to surrounding undeveloped parcels. The plan incorporates a widened roadway section for Maxwell Rd. (in accordance with the MCSP) along with pedestrian access to common areas throughout the development.





SITE DATA:	
Development Acreage -	+/- 13.87 AC.
Open Space Acreage -	+/- 4.14 AC.
Percentage Open Space -	+/- 29.8%
Current Zoning -	AR2A
Residential Lots -	46 Lots
Total Site Density -	3.3 DU/AC.

SITE PLAN

SITE PLAN



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FALLBACK ZONING: RS5

BULK REGULATIONS

Uses	46 Single Family Residential Lots	
FAR/Density	46 Single Family Lots	
Maximum Building Coverage	0.55	
Minimum Lot Size	5,500 SF	
General Maximum Building Height ³	2.5 Stories in 40' Height Height shall be measured from the average elevation (average of four most exterior corners) at the finished grade (final ground elevation) to the midpoint of the primary roof pitch (vertical distance from the eve to the midpoint)	
Front Setback	20'	
Side/Rear Setback	Min. of 20 feet rear setback and 5 feet required minimum side setback; 10 feet Rear Setback Applicable When Adjoining Common Open Space	
Parking Requirements	Per Metro Code	
Glazing ¹	Residential	15% min. glazing on all facades facing a public street
Raised Foundations ²	Residential	18 in. Min. to 36 in. Max.

1 Minimum glazing requirements shall be required on building facades facing public streets. Glazing calculations shall be measured from floor to floor.

2 Screening is required when raised foundations exceed 36" along public streets. A raised foundation wall exposure greater than 36" height shall be allowed when topographic fall across the lot exceeds 24" from side property boundary to side boundary.

3 A "basement" level may be provided internally to the development where topography allows for additional sub-level development. A minimum of 50% of a basement level shall be located below grade in order to not be counted as an additional residential story.

ARCHITECTURAL STANDARDS

1. Residential structures shall be oriented to a public street.
2. Buildings shall provide a functional entry onto the street/ sidewalk network or other common area to promote activity at the street level and common amenity areas. Residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
3. The following design standards shall apply:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the street facing elevation. Sides of residential units at the ends of blocks and visible from the public right-of-way shall also have a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts, curtain walls and other special conditions.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP. Foundations for residences shall have a masonry foundation covering consisting of brick, synthetic stone and/or stone.
 - d. Porches shall provide a minimum of 5 feet of depth.
 - e. A raised foundation of 18"-36" is required for all residential structures fronting a public or private street.
4. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping in accordance with Metro Code standards. Refuse collection will be contracted through a private hauler.
5. Residences shall accommodate a minimum of a two-car internal garage.
6. Homes will be limited to pitched roofs.
7. Garages shall not extend in front of the vertical plane established by either the front wall of the residence or the front edge of a porch structure.

ACCESS & PARKING

8. All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

9. Landscaping and tree density requirements per Metro Zoning Ordinance. A complete Landscape Plan will be submitted with the Final SP application.

THE FOLLOWING USES SHALL BE PROHIBITED

Short Term rental property (STRP), as defined by Metro Ordinance. (Both owner-occupied and not owner-occupied)

ADDITIONAL REGULATIONS + NOTES

Site Plan Notes:

- 1. The purpose of this preliminary SP is to permit the development of a total of 46 single family lots.
- 2. 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 RS5 zoning district as of the date of the applicable request or application.
- 3. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or Planning Department staff 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. Major modifications shall not be permitted, except through an ordinance approved by the 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.

FEMA Note:

- 4. No portion of this property lies in a flood zone area as designated in the Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0412J, effective February 25, 2022.

NDOT Notes:

- 5. The final site plan/building permit site plan shall depict any required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within any 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 any required sidewalk. Vertical obstructions are only permitted within any required grass strip or frontage zone.
- 6. Any required right-of-way within the project site that is identified as necessary to meet the adopted Major and Collector Street Plan (MCSP) will be dedicated.
- 7. The developer's final construction drawings shall comply with the design regulations established by the

Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

- 8. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
- 9. There shall be no vertical obstructions (signs, power poles, fire hydrants, etc.) within the proposed sidewalks. Where feasible, vertical obstructions shall be relocated out of the proposed sidewalks, where applicable.
- 10. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
- 11. Submit copy of ROW dedications prior to bldg. permit sign off.
- 12. Development is to require a private hauler for waste/recycle disposal.
- 13. No additional site access points/driveways will be allowed than the street connections shown in the site plan onto Maxwell Road.
- 14. All driveways within the site shall be at least 25 feet apart. Shared driveways may be required to meet the 25-foot separation.

Fire Marshal Notes:

- 15. No part of any building shall be more than 500ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B
- 16. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
- 17. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
- 18. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
- 19. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

- 20. Where feasible, this development will be served with underground power and pad-mounted transformers.
- 21. New facilities will not be allowed to sit in or to pass through retention areas, including rain gardens, bioretention areas, bioswales, and the like. This

includes primary duct between pad-mounted transformers equipment, as well as service duct to a meter.

Stormwater Notes:

- 22. Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services.
- 23. Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
- 24. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
- 25. Project intent is to be redeveloped per the requirements of Volume 5 (LID) of the Stormwater Manual. Detention will be provided or post developed runoff will be less than predeveloped runoff due to LID implementation.
- 26. Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval/ comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

Federal Compliance:

- 27. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act and the Fair Housing Act.

VISIONING IMAGERY





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