

Regulatory SP

Liberty Hill Specific Plan (SP)

Development Summary Site

SP Name Liberty Hill SP

SP Number 2021SP-054-001

Council District 10

Map/Parcel Map 26 Parcels 32,33,131 and 132

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Data Table

Site Data 55.28 Acres

Existing Zoning R10/RS10

Proposed Zoning SP

Allowable Land Uses All residential uses permitted by RM-4

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to all uses permitted by the RM-4 zoning district.
2. The maximum FAR shall be 0.4.
3. The maximum ISR shall be 0.60
4. Primary access to be from People's Ct and secondary access from Liberty Lane. This is to be controlled using signage, development entry features, and traffic calming on Liberty Lane if approved by the Traffic Engineer.
5. A survey will be completed to identify and preserve historic and environmental features. The survey's findings will be provided with final site plan application and that preservation of features will be coordinated with Metro Historic staff members.
6. There shall be a minimum of ~~15% percent~~ 20% open space.
7. Existing trees are to remaining along perimeter property lines within a 20 foot easement. If townhomes or other attached homes are placed along the perimeter of Windsor Green Subdivision or homes along Liberty Lane, then ~~existing trees shall be protected within a 40 foot easement~~ an additional 20 foot setback shall be required from the 20 foot easement.
8. A traffic study will be conducted with the design of the first phase to identify and make recommendations to correct roadway width deficiencies and intersection improvements. This traffic study shall be submitted with the final site plan application.
9. Federal Compliance All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA: <http://www.ada.gov/> U.S. Justice Dept.
10. Building façades shall be constructed of no more than 30% vinyl siding.