

Regulatory SP
2022SP-071-001

Liberty Place Specific Plan (SP)

Development Summery Site Data

SP Name: Liberty Place

Council District: 10

Map/Parcel: Map 26, Parcels 27, 29, 31, 73, 180, 193, 194

Site Acreage: 26.58

Existing Zoning: R10

Proposed Zoning: SP

Allowable Land Uses: All residential uses permitted by RM-4

Specific Plan (SP) Standards

1. Permitted uses shall be limited to a maximum of 106 multi-family residential units. Short-term rental property, both owner-occupied and non-owner occupied are not permitted.
2. The maximum FAR shall be 0.40.
3. The maximum ISR shall be 0.60.
4. Primary access to be from Liberty Lane. This is to be controlled using signage, and development entry features.
5. Prior to issuance of building permits for any new development in this SP, an emergency access easement(s) from Liberty Lane to the Piccadilly Apartment complex which allows emergency service vehicles access to Windsor Green Blvd. must be recorded and in effect.
6. There shall be a minimum of 20% open space.
7. Existing trees are to remain along perimeter property lines within a 20-foot easement. If townhomes or other attached homes are placed along the permitted of Windsor Green Subdivision or homes along Liberty Lane, then an additional 20-foot setback shall be required from the 20-foot easement.
8. All development within the boundaries of this SP shall meet the requirements of the Americans with Disabilities Act and the Fair Housing Act. ADA <http://www.ada.gov> U.S. Justice Dept.
9. Building facades shall be constructed of brick, brick vaneer, stone, cast stone, cementitious siding, glass or materials substantially similar in form and function, unless otherwise approved on the detailed building elevations included with the preliminary SP.
10. Regarding Building Heights:
 - a. Building height shall be limited to a maximum of 45 feet.

- b. Building height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation).
 - c. Building height shall be measured to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint) or to the top of the parapet for a flat roof.
 - d. Ancillary roofs shall not be taller than the primary roof.
11. The fallback zoning will be RM-4.
 12. 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 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.
 13. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
 14. All parking will be provided per the Metro Zoning Code.