

**Regulatory SP
2023SP-027-001**

Peeples Court Specific Plan (SP)

Development Summary Site Data

SP Name: Peeples Court

SP Number:

Council District: 10

Map/Parcel: Map 26, Parcels 133, 134, 135, 60 & 81

Site Acreage: 89.05

Existing Zoning: R10

Proposed Zoning: SP

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a maximum of 534 multi-family residential units. Short-term rental property, owner-occupied and not owner occupied are prohibited.
2. The maximum FAR shall be 0.60.
3. The maximum ISR shall be 0.70.
4. There shall be a minimum of 20% open space.
5. 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.
6. Building facades shall be constructed with the following design standards:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - b. Windows shall be vertically oriented at a ratio of 1:1 or greater, except for dormers.
 - c. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding (Hardie board or equivalent), glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - d. Porches shall provide a minimum of five feet of depth.
 - e. A raised foundation of 6" minimum is required for all residential structures.
7. 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.
8. The fallback zoning will be RM-4.

9. 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.
10. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal.
11. All parking will be provided per the Metro Zoning Code.