

Preliminary Specific Plan
MODA VISTA TWO

May 18, 2026

Case No. 2026SP-026-001

Developer/Owner:



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Property Owners:

- Parcel 07005000800 - Casa Trust
- Parcel 07009002900 - Kelvin Brown
- Parcel 07009002800 - Ana G. Fuentes
- Parcel 07009002700 - Ana G. Fuentes

Submitted: April 15, 2026
 Resubmitted: May 05, 2026
 Resubmitted: May 18, 2026

TABLE OF CONTENTS



SITE INFORMATION

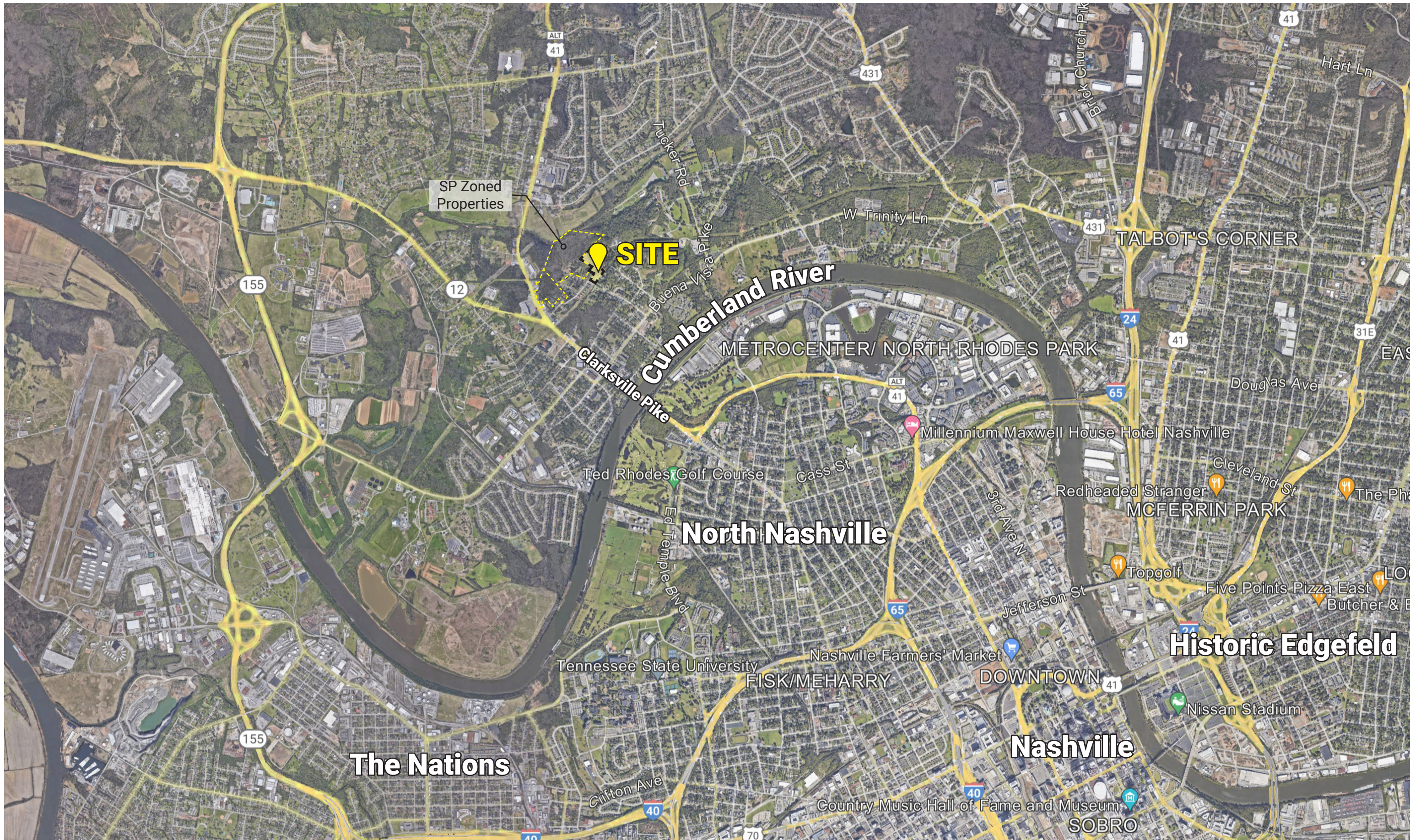
- 3 Vicinity Map
- 4 Existing Conditions
- 5 Zoning Map

DESIGN

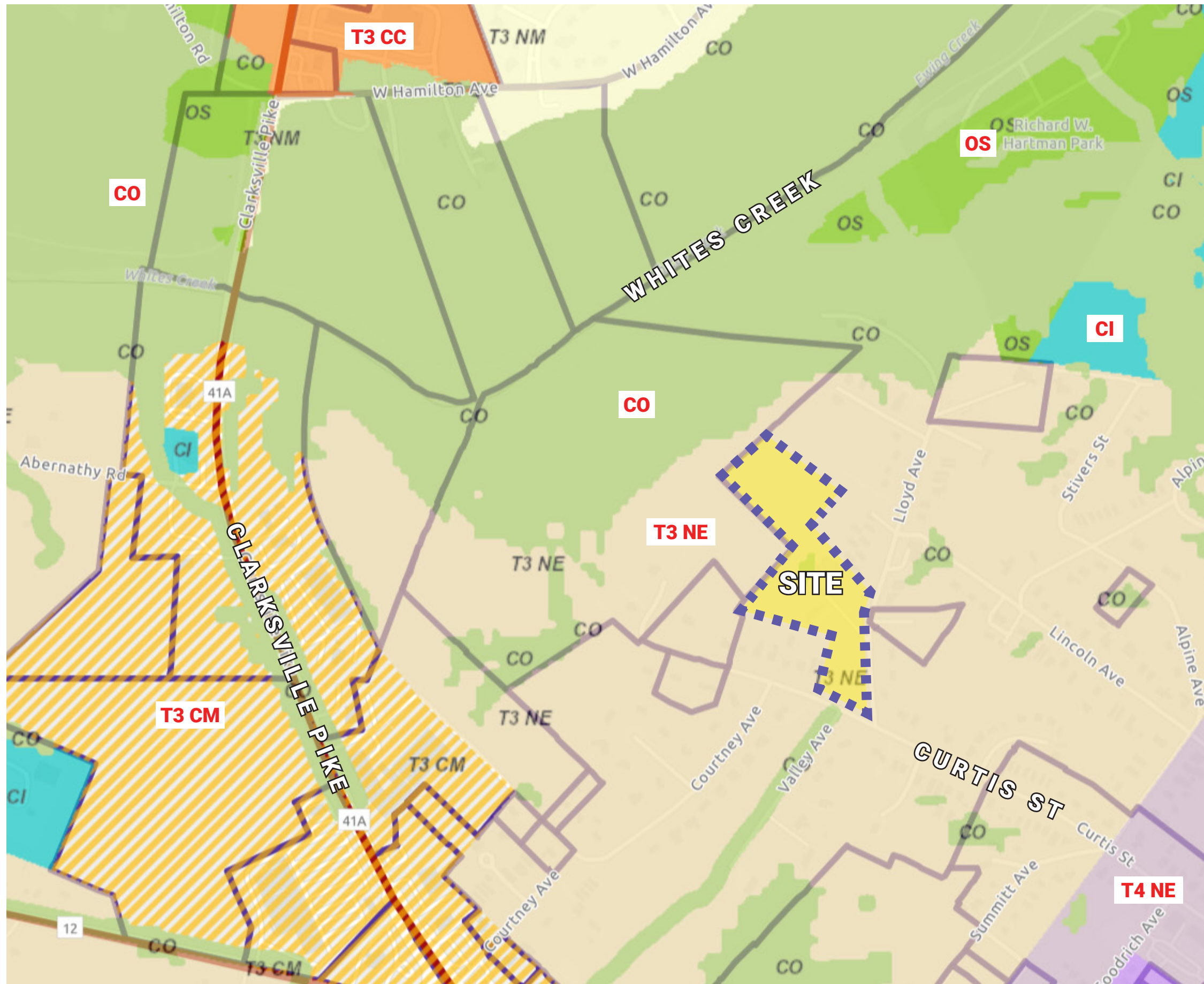
- 6 Site Overview
- 7 Site Plan
- 8 Connectivity Plan
- 9 Open Space Plan
- 10 Bulk Regulations
- 11 Additional Regulations + Notes

VISIONING

- 12 Visioning Imagery



VICINITY MAP



LEGEND

Major and Collector Street Plan

- Arterial-Boulevard
- Collector-Avenue

Adopted CCM

- CO Conservation
- CI Civic
- OS Open Space
- T3 NE Suburban Neighborhood Evolving
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- T4 NE Urban Neighborhood Evolving

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING

T3 Neighborhood Evolving policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where there is a desire for redevelopment and infill that produces a different character inclusive of increased housing diversity and connectivity. Successful infill in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing character, such as the street network, block structure, and proximity to centers and corridors.

The referenced site adjoins the previously approved Curtis Property SP. This proposed development plan correlates connection points for streets, drives and sidewalks with that development. The T3 NE policy within the surrounding area envisions a continuation of the development pattern established by the Curtis Property SP to offer diversified housing opportunities within the community.

LAND USE CONTEXT

T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING



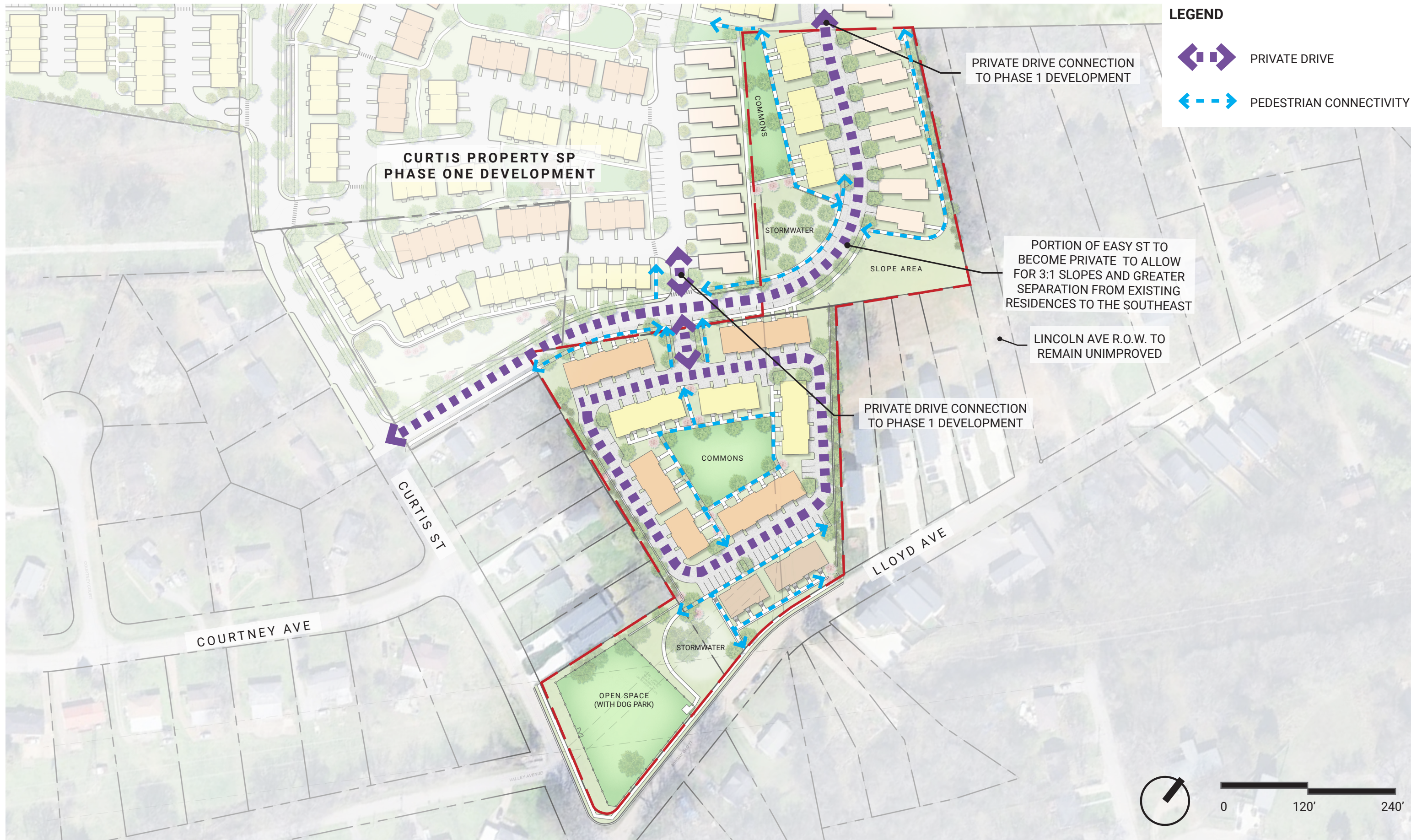
SITE OVERVIEW



SITE DATA

ACREAGE	± 6.32 AC
CURRENT ZONING	R10
PROPOSED ZONING	SP
PROPOSED DENSITY	9.81 DU/AC
TOWNHOMES - SPLIT LEVEL GARAGE (REAR LOADED, 20' X 36')	25 UNITS
TOWNHOMES - SLAB GARAGE (REAR LOADED, 20' X 36')	23 UNITS
TOWNHOMES - SPLIT LEVEL SURFACE PARKED (20' X 36')	7 UNITS
COTTAGE RESIDENCES	7 UNITS
	62 TOTAL UNITS

SITE PLAN



CONNECTIVITY PLAN



OPEN SPACE PLAN

BULK REGULATIONS



FALLBACK ZONING: RM15

BULK REGULATIONS

Uses	62 Multifamily Residential Units (Consisting Of Cottage Residences And Townhomes)	
FAR/Density	62 Dwelling Units Max; No Max. Floor Area	
ISR	0.75	
General Maximum Building Height⁴	3 Stories in 45' Height (Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.)	
Front Setback	5' Min.; Min. 15' Setback from any Public Street R.O.W	
Side/Rear Setback	Min. of 10 feet rear setback and 5 feet required minimum side setback	
Parking Requirements	Per Metro Code	
Glazing¹	<i>Residential</i>	15% min. glazing on all facades facing a public or private street
Raised Foundations²	<i>Residential</i>	18 in. Min. to 36 in. Max.
<p>¹ Minimum glazing requirements shall be required on building facades fronting public streets. Glazing calculations shall be measured from floor to floor.</p> <p>² With the exception of accessible units, topographically challenged units may result in raised/lowered foundations at certain locations.</p> <p>³ Screening is required when raised foundations exceed 36" along public streets.</p> <p>⁴ Height shall be measured from the average elevation (4 most exterior corners) at the finished grade to the midpoint of the primary roof pitch. A basement or cellar shall not be deemed a story if the finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.</p>		

ARCHITECTURAL STANDARDS

- Residential structures shall be oriented to a public street where possible. When not possible, residential structures may be oriented towards internal open space common areas.
- 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.
- The following design standards shall apply:
 - Building facades fronting a public or private street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing on the public or private street facing elevation.
 - Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - 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.
 - Porches shall provide a minimum of 5 feet of depth.
 - A raised foundation of 18"-36" is required for all residential structures.
- 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.
- Townhome units shall accommodate a minimum of a two-car internal garage.
- The rear of a residential structure shall not be oriented to a public street.

ACCESS & PARKING

- Surface parking shall be located towards the interior of the site or be screened by landscaping.
- All parking regulations to meet Metro Code.

LANDSCAPE STANDARDS

- 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). (Both owner-occupied and not owner-occupied)

ADDITIONAL REGULATIONS + NOTES

SP Notes:

1. The purpose of this preliminary SP is to permit a total of 62 multifamily units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of the RM-15 base zoning designation referenced herein. STRP uses shall be prohibited.
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.
4. If required, notice information is prepared and sent to applicants based on the plan and information submitted with the initial submittal. Should your plans change significantly with the resubmittal, it may be necessary for revised notice information to be prepared and sent. This could cause a delay and may result in deferral.

FEMA Note:

5. 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 47037C0229H, effective April 5, 2017.

NDOT Notes:

6. The final site plan/building permit shall depict the 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. Where feasible, vertical obstructions are only permitted within the required grass strip or frontage zone.

7. 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.
8. 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.
9. All construction within the right of way shall comply with ADA and Metro Public Works Standard and Specifications.
10. 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.
11. If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.
12. Submit copy of ROW dedications prior to bldg. permit sign off.
13. Development is to have either a dumpster and/or other collection method serviced by a private hauler.

Fire Marshal Notes:

14. 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
15. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.
16. All dead-end roads over 150 ft. in length require a turnaround, this includes temporary turnarounds.
17. A fire hydrant shall be provided within 100 ft. of any fire department connection, if applicable.
18. Fire hydrants shall be in-service before any combustible material is brought on site.

NES Notes:

19. Where feasible, this development will be served with underground power and pad-mounted transformers.
20. 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:

21. 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.
22. 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.
23. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)
24. 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.
25. 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:

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

Development Notes:

27. "Story" means a portion of a building between the surface of any floor and the surface of the floor above it, or, if there is no floor above it, the space between such floor and the ceiling above it. A basement or cellar shall not be deemed a story if the

finished floor level directly above is not more than six feet above the average elevation of the adjacent finished grade.

VISIONING IMAGERY



REAR LOADED TOWNHOME RESIDENCES



TYPICAL STREETSCAPE



REAR LOADED TOWNHOME RESIDENCES



REAR LOADED TOWNHOME RESIDENCES



COTTAGE RESIDENCES



COTTAGE RESIDENCES

