

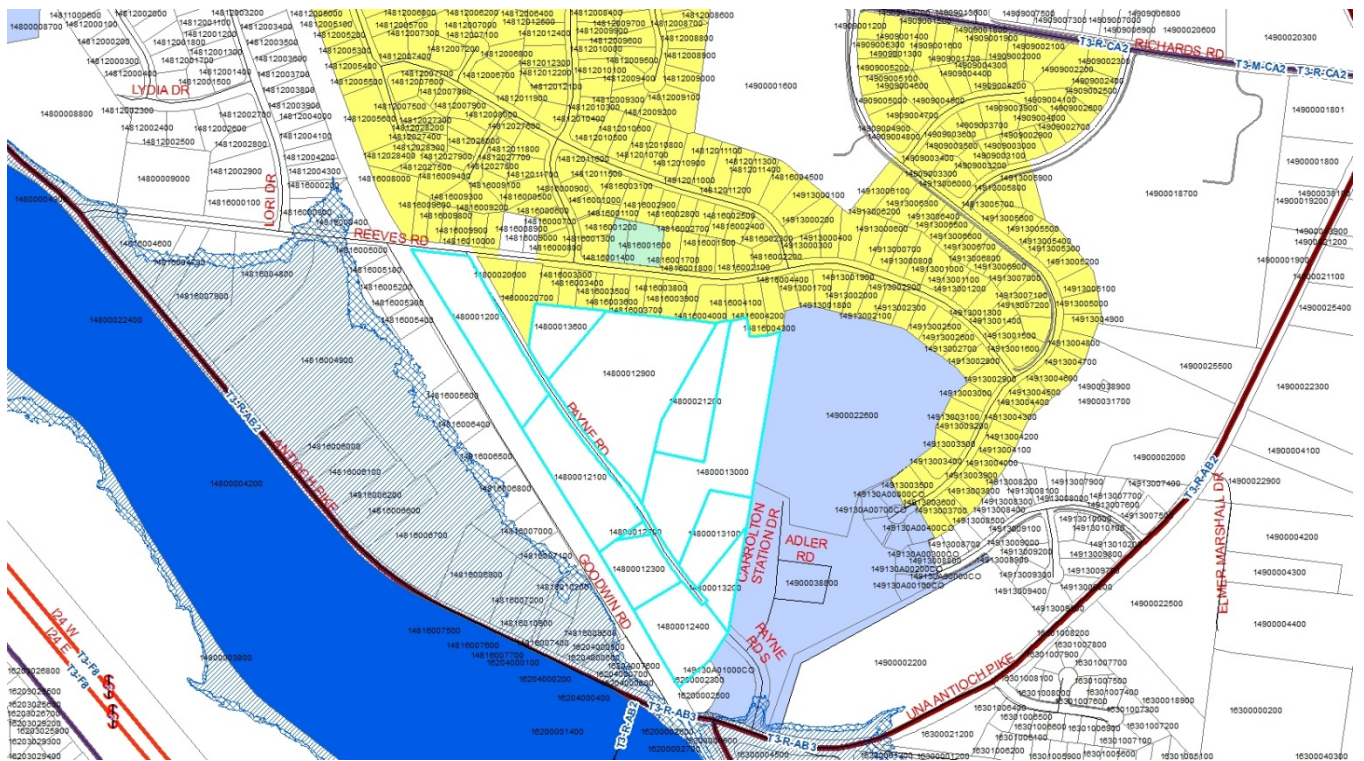
Payne Road Residential Urban Design Overlay

In accordance with the Antioch-Priest Lake Subarea plan and the goals and objectives of the Suburban Neighborhood Maintenance Policy, this is an application for an Urban Design Overlay (UDO). The Overlay is for 11 parcels along Payne Road with base zoning districts of AR2a, R8 and RS7.5.

T3 Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses.

Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity. The standards of this Urban Design Overlay preserve the general development pattern by providing for uniform standards such as maximum height that matches the surrounding context, garages that are recessed or behind principal residential structures and building materials consistent with the surrounding developed community.

The eleven parcels are contiguous on a total of approximately 27.6 acres to which this UDO shall apply are along Payne Road, between Reeves Road and Una Antioch Pike. The map below highlights the proposed boundaries of the UDO.



GOALS AND OBJECTIVES

The intent of the UDO is to employ appropriate design standards that preserve the integrity and footprint of the existing surrounding development pattern and ensures that future growth respects and is consistent with the wider area and fosters an appropriate sense of place for the community.

APPLICABILITY

Base zone districts that are not varied by the provisions set forth in the Urban Design Overlay shall apply to all property within the UDO boundary.

COMPLIANCE

Full compliance with the Development Standards shall be required when:

- Property is redeveloped or vacant property is developed. For purposes of this section, redevelopment of a property means a structure is completely demolished, including the destruction of the foundation; the property becomes vacant, and then is developed with new construction.

- The building square footage is being expanded; the expansion shall be in compliance with all applicable Development Standards.
- When a new structure is built on a lot with multiple structures, the new structure shall be in compliance with all Development Standards.

PROCESS

Prior to applying for a building permit, applicants shall submit to the Metro Planning Department complete sets of final site plans and elevations for review. Applicants are encouraged to work with the Metro Planning Staff early in the design and development process. Where obvious physical constraints exist on a site within the UDO, the Metro Planning Staff will review alternate design solutions that achieve the intent of the UDO. Existing nonconforming structures can be modified or remodeled as long as the new construction does not allow the structure to become more noncompliant with the UDO standards contained herein.

Future subdivisions of land within the boundaries of the UDO shall follow the subdivision process as defined within the adopted Metro Subdivision Regulations. Specifically, major subdivisions shall require concept plan approval from the Metro Planning Commission prior to final site plan and final plat approval and recordation.

MODIFICATIONS

The natural landscape and man-made environment may present difficulties in compliance with some standards of the UDO. Based on site-specific issues, modifications to the standards may be necessary. Modifications may be permitted because of the exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of a property. The condition shall be unique to the subject property and generally not prevalent to other properties in the general area, and shall not have been created by the previous actions of any person having an interest in the property after the effective date of this ordinance.

Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Planning Commission or Planning Department staff may approve modifications as follows. The Planning Department staff may approve minor modifications, deviations of 20 percent or less. Should the property owner or developer disagree with any determination made by the Planning staff, the property owner or developer may request that the Planning Commission consider the modification request. The property owner or developer must submit such a request within seven business days of receipt of the Planning staff's determination. The Planning Commission shall consider major modifications, deviations of 21 percent or more.

DESIGN CRITERIA

Height. The maximum height for any principal structure is 2 stories in 30 feet. Maximum height shall be measured from the average grade elevation as measured at the build-to line along the front facade to the roof ridge line. Natural grade is the base ground elevation prior to grading. The maximum eave height of any principal structure shall be 22 feet from the top of the raised foundation.

Garages. Garages shall be detached and located behind the principal structure, or attached and accessed from the side or rear of the principal structure. The eave of the garage shall not exceed the height of the eave line of the primary structure.

Accessory structures. Accessory structures shall be screened with landscaping so as not to be visible from the public street right-of-way. The total building footprint of an accessory building, including detached garages, shall be less than 50% of the total building footprint of the primary structure. The eave of the accessory structure shall not exceed the height of the eave line of the primary structure.

Access and Driveways. Driveways are limited to one curb cut per public street frontage. For corner lots, one curb cut is permitted in total for all lot frontages. Driveways and all other impervious surfaces in the required street setback shall be a maximum of 12 feet in width within the street setbacks. Driveways shall be setback a minimum of 2 feet from the side property line. Shared access drives shall be allowed to build to the lot line.

Building materials. EIFS, vinyl and aluminum siding, and untreated wood shall not be permitted. Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes. The primary exterior material shall be brick or stone masonry. Hardie Board shall be permitted only as a secondary material. Secondary building materials shall be defined only as gables, dormers and bay windows.

Raised foundation. A raised foundation of 18"-36" on the front facade is required for all residential structures.

Glazing. Glazing (window openings) shall be a minimum of fifteen percent along the street facing facade. Window openings along the street facing facade shall be square or vertically oriented except for transom windows. For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.

Principal Entrance. The main entry to the building shall address the primary street.

Porch Depth. Porches shall have a minimum of six feet of depth.

Fences and Walls

Appearance

- Fences shall be installed so that the finished side faces outward and all bracing shall be on the inside of the fence.
- Fences and walls shall be constructed of any combination of brick, stone, masonry materials, treated wood, or metal.
- Chain-link fencing and razor wire shall not be permitted within the front setback area or between the building and public streets.
- For uses other than single and two-family residential: Fences and walls used to screen refuse areas shall be opaque and include gates that prohibit unauthorized users to access the area

Standards by Location and Function

- Fences and walls located within the front setback area or between the building and public streets shall not exceed 4 feet in height. Fences greater than 2.5' in height shall be a minimum of 30 percent transparent to allow visibility into the property.
- Fences and walls along rear lot lines, behind a principal building, and alongside property lines not fronting a public street shall not exceed 8 feet in height.
- For uses other than single and two-family residential: Fences and walls used to screen service and utility areas shall be a minimum of 16 inches taller than the element being screened.
- For uses other than single and two-family residential: Fences and walls used to screen parking shall be a minimum of 2.5 feet above the grade of the parking lot. When a fence or wall is combined with plantings, the majority of the plantings shall be between the right-of-way and the fence or wall.