

December 18, 2020

**Section 2.
Purpose and Intent**

That, the purpose of this planned development is to create a fully amenitized, best in class multi-family residential development and to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, as well as compatible uses of land and compliance with appropriate design standards.

**Section 3.
Development Standards**

I. Applicability

That, all development on land, **Exhibit A**, located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, and other common areas shall substantially conform to the locations shown on the approved Concept Plan - **Exhibit C**.

II. Base Zoning

1. That, any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Development Regulations attached herein as **Exhibit B** and, where regulations are not specified in Exhibit B or in this ordinance, the regulations of the Multi-Family Three (MF-3) district and Appendix W of the *Unified Development Code* shall apply to this development.
2. That, a minimum building setback of 30 feet shall be provided along all property boundaries
3. That, a minimum 6-foot high wrought iron or aluminum fence along North Day Miar Rd and a minimum of 6 foot high wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries. There will be no vegetative screening on this fence except located along North Day Miar Rd.
4. That, final building elevations shall conform to the character of the schematic elevation attached as **Exhibit D**.
5. That, final carport and detached garage elevations shall conform to the character of the schematic elevation attached as **Exhibit F**.
6. That, amenities shall be constructed as described in the Development Regulations (**Exhibit B**) and the schedule of amenities (**Exhibit E**) and as shown on the approved Concept Plan (**Exhibit C**) including:
 - a. Crushed Granite Walking Trail – ½ Completed with Phase I, ½ Completed with Phase II
 - b. Rooftop Terrace – Completed with Phase I
 - c. Fencing – ½ Completed with Phase I and ½ completed with Phase II
 - d. Large dog park (1) – Completed with Phase I
 - e. Outdoor pickleball courts (2) – Completed with Phase II
 - f. Outdoor basketball court (1) – Completed with Phase II
 - g. Landscaped courtyards – Completed with their respective Phases.

See Phasing Plan **Exhibit G**

The final schedule of amenities shall include the items listed under “Community Amenities” and “Unit Finishes” shown in **Exhibit E**.

MAXIMUM DENSITY	26 Units Per Acre *per MF-3 ordinance
MINIMUM LIVING AREA	600 sq ft (1 BEDROOM) 850 sq ft (2 BEDROOM) *per MF-3 ordinance
MAXIMUM PERCENTAGE OF ONE-BEDROOM UNITS	68%
MAXIMUM HEIGHT	60ft *per MF-3 ordinance
MINIMUM YARD SETBACKS	
FRONT YARD	30ft *per MF-3 ordinance
REAR YARD	45ft building setback. The 1ft incremental of additional setback for every foot over 35ft in building height does not apply.
SIDE YARD	30ft *per MF-3 ordinance
DETACHED GARAGE/CARPORTS	No side yard setback for all detached garages and carports. [REDACTED] [REDACTED]
COVERED PARKING	Encasing of carport support poles is not required.
BETWEEN BUILDINGS	15 Feet Between Buildings *excluding detached garages *per MF-3 ordinance
MAXIMUM LOT COVERAGE	50% *per MF-3 ordinance
MASONRY CONTENT	100% cementitious panel with accents
MINIMUM ROOF PITCH	4:12 with flat roof accents
LANDSCAPE BUFFER FROM ROW	10ft (inside of building setback) *only applicable on North Day Miar Rd
PARKING REQUIREMENTS	
1 BEDROOM UNIT	1.25 spaces per unit *per MF-3 ordinance
2 BEDROOM UNIT	2 spaces per unit *per MF-3 ordinance
PERCENTAGE OF SPACES IN CARPORTS	Minimum of 10 percent of total parking required
PERCENTAGE OF SPACES IN GARAGES	Minimum of 15 percent of total parking required

DEVELOPMENT REGULATIONS AND PROVISIONS

- Building placement shall be as shown on the concept plan **Exhibit C**

- Amenities for the site shall include a Pool, BBQ Grills, Running Path, Rooftop Terrace, Pickle Ball Courts, Basketball Court, Game Pavilion, Dog Park, and Centralized Green Space with walking paths as shown on the Concept Plan **Exhibit C** and **Exhibit E**
- Phasing Plan shall be as shown in **Exhibit G**
- A minimum 6-foot high wrought iron or aluminum fence is required along North Day Miar Rd.
- A minimum of 6-foot wood, wrought iron or aluminum fence, owner may select materials from those three choices, along all other boundaries where vegetative screening is not required along northern western and southern fence boundaries.
- Detached garages and carports are permitted and shall generally conform to the attached Concept Plan **Exhibit C** and **Exhibit F**. The roofs of carports shall be a pitched.
- The building architecture, including garages and carports, shall generally conform to the character of the attached schematic elevation and shall be designed in accordance with the following and generally resemble elevations in **Exhibit D** and **Exhibit F**:
 - a. Variation of roof elevations and exterior wall materials and colors shall be incorporated to provide architectural variety. Allowable materials will include cementitious board, brick, synthetic stone, as defined in the Unified Development Code of the City of Grand Prairie.
 - b. No EIFS will be used
- All other development regulations of the Multi-Family-Three zoning district shall apply.
- Landscaping and signage shall conform to the attached Concept Plan.
- Units facing interior courtyards are exempt from window and balcony orientation prohibitions of Appendix W, Section 3.1
- A minimum of two monument signs are permitted on-site per **Exhibit C**. The monument signs may be backlit with halo lighting or reverse channel style letters. The signs may be externally illuminated. Face-lit signs, raceway letters, and signs with other internal lighting are prohibited.