

Rock Island PD Standards

A. Applicability

1. All development on land located within the boundaries of this Planned Development District ("PD") shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, and amenity areas shall substantially conform to the locations shown on the approved Concept Plan (Exhibit 2.)
2. In the event of any conflict or inconsistency between these Planned Development Standards and the Grand Prairie Unified Development Code, the terms and provisions of these Planned Development Standards shall control.
3. This Planned Development is consistent with the City of Grand Prairie's Comprehensive Plan.

B. Concept Plan and Site Plan

1. Development shall be generally in conformance with "Exhibit 2 - Concept Plan."
2. The Site Plan shall include the following:
 - a. Requirements specified in Article 16 of the City of Grand Prairie Unified Development Code.
 - b. Additionally, all building elevations submitted for site plan and building permit review shall include the following information:
 - i. Total surface area of the Primary Façade and Secondary Façade as defined in herein;
 - ii. The height and percentage tabulations for all exterior wall materials;
 - iii. Articulation features proposed for each wall elevation subject to articulation requirements;
 - iv. Top of roof deck height being indicated by a dashed line on all building elevations; and
 - v. Rendering of all materials and colors proposed on the Primary building façade.
3. Approval of a Site Plan shall be required with the final plat for the development to ensure compliance with the standards of the Planned Development. If the Site Plan is shown to comply with the standards and requirements of the PD, Section 3.B.1 of Appendix X shall not apply, and the Site Plan shall be approved administratively by the Planning Director or designee.
4. Variances to the standards of the Planned Development may be considered and approved by the Planning Director or their designee during the detailed site plan process if it is determined that the requested variances meet the general spirit and intent of these regulations or are considered minor in nature.

C. Concept Plan

A Concept Plan is included with this Planned Development. Any Site Plan submittals for Data Centers shall conform to the regulations of this ordinance and follow the general spirit and intent shown in the Concept Plan.

D. Definitions

1. Data Center: A facility used to house a collection of computer servers and associated components for the remote storage, processing, and distribution of large amounts of data for use by off-site end-users.
2. Primary Frontage: The boundary of the development lot which adjoins the public right of way of Rock Island Road or Hardrock Road as of the effective date of this ordinance.
3. Secondary Frontage: Any other boundary of the development lot.
4. Visibility from Primary Frontage: Visual observation from a means of transportation (car, truck, bicycle, pedestrian) of the described elements within 200 feet of a Primary Frontage.
5. Street: Public right of way containing or planned to contain a transportation facility defined in UDC Article 23 Section 4.
6. Building Façade, Primary: A Primary Building Façade (or “Primary Façade”) means the exterior of the building that is visible from the Primary Frontage.
7. Building Façade, Secondary: A Secondary Building Façade (or “Secondary Façade”) means any exterior building side that is not defined as a Primary Façade.
8. Height (Building): The vertical distance of a building measured from the average established grade adjacent to the building to the highest point of the roof’s surface, excluding vent stacks, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes, or spires, stair towers, and parapet walls not exceeding ten (10) feet in height.

E. Land Uses

Unless otherwise provided herein, development within the PD area shall comply with the provisions for the Light Industrial (LI) District and Appendix X in the UDC.

1. Additional Permitted Uses
 - a. In addition to all permitted uses in the LI District, Data Center, Electrical Switchgear Station, and Electrical Substations are permitted primary uses in the PD area. If screened in accordance with the standards herein, Trailer Parking is a Permitted Ancillary use.

F. Planned Development Area-Wide Standards

The following standards apply in lieu of any conflicting regulations under the UDC:

1. Site Design Standards:
 - a. Open Space Standards:
The Planned Development Area, as conceptually depicted in Exhibit 2 – Concept Plan, shall provide at least 1 acre of open space for each twenty (20) acres or fraction thereof to be developed at buildout. The open space shall comply with the following activation features:

- i. For each acre of open space that is required, a minimum of 1,000 feet of paved walking trails shall be provided with paving consisting at a minimum of decomposed granite and looped to avoid dead-ends;
 - ii. Seating areas shall be provided along the walking trail with seating equivalent to 1 seat per 20,000 square feet of proposed building area at ultimate buildout. A seating area within 300 feet of the nearest public building entrance shall include a minimum of 20% of the required seating;
 - iii. One or more gardens measuring 1 square foot for every 50 square feet of proposed building area at ultimate buildout, planted with shrubs and flowers;
 - iv. Maintenance of open space and improvements shall be the sole responsibility of the property owner, if the development is platted as a single lot, or an owner's association; and
 - v. Any Open Space designated as a data center use may be restricted from public access, due to security concerns.
2. Base Landscaping Adjustments:
 - a. A minimum of one (1) tree per 750 square feet of required landscaping area is required.
 - b. A minimum of one (1) shrub per 100 square feet of required landscaping is required. Perimeter building plantings are not required if those plantings are placed elsewhere on the development site.
3. Building Design Standards:
 - a. Building Height:
Primary structures shall not exceed a maximum building height of 140 feet or as limited by FAA restrictions.
 - b. Primary Building Façade:
A Primary Building Façade, as defined in the UDC, shall follow the standards in the UDC except as provided herein. Material requirements of a Primary Façade shall only apply to East (Hardrock Road) and North (Rock Island Road) façades of the building. The remainder of the façade shall be considered a Secondary Building Façade.
 - c. Secondary Building Façade:
A Secondary Building Façade, as defined in the UDC, shall not have material, detail, or fenestration requirements except that no more than 50% of the façade shall be metal panel and the façade shall not include the prohibited materials listed in Appendix X of the UDC.
 - d. Functional Building Façade:
Building facades that serve as truck docks, service areas, or other exterior interfaces and access points are exempt from building horizontal articulation requirements and accent lighting.
 - e. Security Guard Accessory Structures Design Criteria:
Accessory structures that are secondary in use to the primary structure used to house a Security Guard and/or support a Security Guard use may be modular or prefabricated structures with metal as an allowed building material. Security Guard accessory structures may face and be visible from any public or private street right of way, public park, or adjacent property regardless of use. Security Guard accessory structures shall not be required to comply with other design, screening, and landscaping requirements applicable to the primary structure.

4. Landscaping and Screening Requirements:

a. Truck Dock Wing Wall:

Where truck docks are constructed perpendicular to a primary frontage, they shall be screened by a wing wall constructed in the following manner:

- i. The wing wall shall be a structurally integrated member of the building and measure 20 ft in height (as measured from the nearest truck dock ground elevation) and 50 feet long; and
- ii. The surface of the wing wall shall be architecturally finished as an integral portion of the building or consist of an opaque living screen.

5. Administrative Approvals

- a. Administrative amendments to site plans, and plats may be processed simultaneously with a final plat for the same configuration.
- b. The Developer may appeal any denial of an administrative approval to the City Council.

6. Miscellaneous Requirements

a. Screening of Mechanical Equipment:

- i. Parapet walls, flush with a secondary façade line, to screen mechanical equipment or electrical duct banks shall not be required on secondary frontages.
- ii. Screening of rooftop mechanical equipment is required when equipment is visible from ground level of an adjacent primary frontage public street or adjacent property not zoned Light Industrial.
- iii. Generator yards are permitted to face a public right of way. A combination of opaque walls or wrought iron screening fences with trees and shrubs, which are a minimum of six feet in height, shall be used to screen generator yards facing a public right of way.

b. Security Fencing:

- i. Perimeter security fencing consisting of ornamental wrought iron fence or similar material may be utilized in the setback area.
- ii. Security fencing, which shall not include barbed wire, shall be a maximum of 12 feet in height.

c. Utilities:

- i. Overhead power transmission and other electrical improvements are permitted to be above ground. Distribution (feeder) lines are permitted above ground along secondary frontages.

7. Parking:

- a. All off-street parking requirements shall follow the UDC unless otherwise provided in these PD Standards:
 - i. Data Center Parking Requirement: 1 space per 5000 square feet of employee accessible building area or 1 space for every 2 employees, whichever is lesser;
 - ii. Build-to-suit industrial uses may request off-street parking requirements lower than the requirements listed in the UDC and may be approved administratively by the Planning Director or designee.

8. Floor Area Ratio (FAR):

- a. FAR maximum for Industrial uses shall be 1:1. FAR maximum for Data Center uses shall be 1.5:1. A higher FAR may be approved by City Council at the time of Site Plan application.

G. Exhibits:

Exhibit 1 – Legal Description

Exhibit 2 – Concept Plan