



JULY 17, 2024

*CRYSTAL CENTER  
ENTERTAINMENT DISTRICT  
AT IOWA COLONY*

*EXHIBIT F:  
PLAN OF DEVELOPMENT  
THE CITY OF IOWA COLONY*

PREPARED FOR THE FOLLOWING ENTITIES:  
DICKSON LEWIS & DIANA CAY, IOWA COLONY STERLING LAKES, SNK VENTURES  
LAND TEJAS STERLING LAKES SOUTH, STERLING MERIDIANA 35 G.P.LLC, SHOPS AT STERLING LAKES




EXHIBIT F  
Crystal Center Entertainment District at Iowa Colony  
Plan of Development

Overview

The proposed Crystal Center Entertainment District at Iowa Colony (“the *District*”) is envisioned as the heart of the Sierra Vista and Sterling Lakes at Iowa Colony development and will be crafted to create a unique identity for the City of Iowa Colony. The *District* is intended to permit an extensive variety of uses that are compatible and mutually supportive, built around a *Lagoon Amenity* that will serve as a regional destination and a local amenity. The *District*, envisioned as a Live, Work, Play environment, will be appropriately landscaped and will require development to adhere to development standards that differ from the current Uniform Development code (the “UDC”) as identified in this Exhibit F.

A. Contents.

- A. Contents
- B. General Provisions
- C. Sub-Areas
- D. Land Use
- E. Development Regulations
- F. GreenboLT
- G. Building Regulations
- H. Landscape Regulation

B. General Provisions.

1. Development Regulations. Development of the Property shall be governed solely by the following regulations (collectively, the “Development Regulations”).
  - the Plan of Development (the “PD”) set forth in this Exhibit F (the “Development Regulations)
  - The Development Plan attached as Exhibit F-3, or as amended from time to time (the “Development Plan”).
  - The City of Iowa Colony subdivision regulations in effect on the date this PD is adopted (the “Subdivision Regulations”).
  - The City of Iowa Colony building codes in effect on the date this PD is adopted (the “Building Codes”).
  - Unified Development Code
  - Revisions to this Plan of Development.

- The City of Iowa colony Zoning Regulations in effect on the date this PD is adopted (“Zoning Regulations”)
2. Notwithstanding the obligation to comply with the Governing Regulations, the Developer does not, by entering into this Agreement, waive any constitutional, common law, statutory, or other rights the Developer may have to challenge the future applications of the Subdivision Regulations, Unified Development Code (UDC), or Building Codes (including any amendments thereto) to the use or development of the Property.
  3. The *District* approved herein will be constructed, developed, and be maintained in compliance with this PD. If any provision or regulation of any City ordinance applicable in the *District* is not contained in this ordinance, all modifications to these regulations contained shall follow the UDC in effect on the effective date of this ordinance, except to the extent the City regulation or provision conflicts with a provision of this ordinance. The City Manager or his/her designee may approve minor amendments to this PD or to the UDC requirements applicable to this project provided the design intent of this PD is being met.
  4. Amendments to this PD

To facilitate the effective development of the project and allow the development to respond and adjust to ongoing market conditions, occasional refinement of the PD may be necessary. To minimize City of Iowa Colony staff, Planning Commission and City Council time, this PD allows for two (2) distinct amendment processes. Minor Amendments may be approved administratively by the City’s Planning and Zoning Director, whereas Major Amendments will require a full review and approval of staff, Planning Commission and City Council. The specific items which constitute a Minor Amendment vs. a Major Amendment are detailed below.

- a. Minor PD Amendment: The following items shall constitute a minor PD amendment and may be approved administratively:
  - Adjustments to the concept plan for the *District* or sub areas of the District as long as the overall land uses do not change. Adjustments include but are not limited to internal streets, drive aisles, parking (as long as total parking does not fall below the required minimum) or building number, size or layout/location needed to meet site and/or engineering requirements during final design and construction that does not change the intersection of Karsten Boulevard with CR 57 (Cedar Rapids Parkway) or with CR 56 (Meridiana Parkway)
  - Increasing the Commercial land uses as long as sufficient parking is available for the increase.
  - Modifying the shape of the sub areas or the uses within the sub areas (with the exception of multi-family uses which are only allowed in the Town Center sub area) so long as the overall sizes of the sub areas do not change more than 10%.

- b. Major PD Amendment: The following items shall constitute a major PD amendment, and will require review and recommendation by City Staff and Planning and Zoning, and approval by City Council:
- Any increase in multi-family units beyond 650-units.
  - Any revision in use, size, and layout not specifically noted above as a Minor Amendment.
  - Any increase to the heights identified in the Development Regulations section of this PD will be considered major amendments.
5. Park land dedication fees are not required to be paid until submission of building permit for the residential land uses of the project.
6. Except as otherwise provided herein, the words used in this PD have the meaning established by the Uniform Development Code. In this ordinance:

*Open Space* shall include the portion of all land contained within the *District* that is associated with the *Lagoon Amenity* including; any water surface area, beach area, paved plazas, walkways, and amenity areas serving the lagoon; and all other areas not covered by buildings, parking lots, driveways, and other impermeable material. Area intended for pedestrian use that is covered by impermeable material is included in the definition of open space.

*The District*, as shown on [Exhibit F-1, Location Map](#), and [Exhibit F-3 General Development Plan – Crystal Center Entertainment District at Iowa Colony](#), encompasses +/- 89.4 acres, west of SH 288, south of Cedar Rapids Parkway (CR 57), and north of Meridiana Parkway (CR 56).

*Lagoon Amenity or Outdoor Recreational Use* means any other outdoor use that has not been listed in the permitted land use tables and may include water bodies as defined by Title 25.1 of the Texas Administrative Code chapter 265 subchapter K.

7. The following exhibits are attached to and made part of this PD.

Exhibit F-1:            [Location Map](#)  
Exhibit F-2:            [Jurisdiction Map](#)  
Exhibit F-3:            [General Development Plan](#)  
Exhibit F-4:            [Karsten BLVD. / GreenboLT section](#)

C. Sub-Areas.

As shown on [Exhibit F-3, General Development Plan – Crystal Center Entertainment District at Iowa Colony](#)

The *District* is divided into three (3) sub-areas:

1. Sub-area 1 (Commercial North): Sub-area 1 will allow a mix of commercial uses that orient to the adjacent SH 288. This area may be utilized for detention or parking in support of the other sub-areas of the *District*.
2. Sub-area 2 (Town Center): Sub-area 2 will be a mixed-use area, which is designed to provide a walkable "*live, work & and play*" environment.
3. Sub-area 3 (Lagoon/Beach): Sub-area 3 will focus primarily on entertainment and outdoor recreational uses, and may include a *lagoon amenity, outdoor recreational use*, restaurants, bars, multi-use venues, public access beach areas, and support facilities for the *lagoon amenity*.

D. Land Use.

Reference [Table 1.0: Permitted Uses](#) for permitted Land Uses within each Sub-*District*.

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning and Zoning Commission and City Council as a variance to this *PD*. When considering the suitability of an unlisted use, Iowa Colony Planning and Zoning Commission and City Council shall have regard to the permissibility of similar land uses, the vision and objectives of the *District*, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
2. Permitted land uses may be mixed horizontally or vertically on a single property.
3. Certain land uses are permitted when developed under specific conditions as established in the Notes section below.
4. Detention may be required within any sub area and/or may be required to be located offsite. Detention will be coordinated at the time of plan submission.

Table 1.0 – Permitted Uses:

Land Uses Permitted	1. Commercial North	2. Town Center	3. Lagoon / Beach	Notes
Residential Land Uses				
Dwelling, Multifamily/ Condominium		X		Note 1, 13
Dwelling, single family attached/duplex, triplex, townhouse		X		Note 11, 13
Public and Civil Land Uses				
Wedding Venue		X	X	
Outdoor Stage, Performance Venue		X	X	
Parking Garage	X	X	X	
Recreation and Entertainment				
Amusement and Recreational Venue and Services	X	X	X	
Other Spectator Sports, incl. rental concessions	X	X	X	
Other Reservation Services	X	X	X	
Auditorium/ Indoor performance Venue	X	X		
Performance Venue, Outdoor	X	X	X	
Membership Sports and Recreation Club	X	X	X	
Event Venue / Conference Center	X	X	X	
Lagoon Amenity/ outdoor recreational use			X	
Medical Land Uses				
Clinic	X			
Medical, Dental & Optical Retail Sales	X	X		
Medical, Dental Office	X	X		
Optician Shop	X	X		

Motor Vehicle/Transportation	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Auto Service Station	X			
Bicycle Sales, Repairs & Hire	X	X		
Recreational Vehicle Rental	X			
Recreation Vehicle and Boat Sales	X			
Professional Services				
Accessory Banking	X	X		Note 2
Bank, Savings and Loan Association, Financial Institution	X	X		
Office, Business	X	X		
Office, Professional	X	X		
Office, Real Estate Development Tract or Field Office	X	X		
Commercial, Retail, Personal Services				
Antique Shop	X	X		
Apparel Alteration and Retail or Tailor Shop	X	X		
Art Gallery	X	X		
Arts, Crafts and Hobby Shop	X	X		
Bakery, Retail Confectionery	X	X		Note 3
Barbershop, Beauty Salon, other Personal Shop	X	X		
Catering Service	X	X		
Convenience Store, without Fuel Sales	X	X		
Convenience Store, with Fuel Sales	X			Note 9

Commercial, Retail, Personal Services	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Department Store	X			Note 4
Farmers' Market, Outdoor		X	X	
Furniture, Fixture & Appliance Store	X	X		
Gift Shop including Florist	X	X		
Grocery Store	X	X		
Grocery Store with fuel sales	X			Note 9
Health Club	X	X	X	
Hobby Studio, Private	X			
Hotel, Motel	X	X	X	Note 8
Kiosk	X	X	X	
Laundry, Dry Cleaning Pickup & Receiving station	X			Note 10
Liquor Store, Packaging Sales	X	X		
Meat Market (includes Seafood)	X			
Mobile Food Unit	X	X	X	
Music Store	X	X		
Office Supply Store	X	X		
Pet Shop	X	X		
Pharmacy	X	X		
Restaurant	X	X	X	
Restaurant, Drive-in/Drive-thru	X			
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	X	
Tanning Studio	X	X	X	
Tavern, Bars & Nightclubs	X	X	X	Note 5
Art & Craft Production	X			
Craft Brewery, Distillery or Winery	X	X	X	Note 6



Accessory Use	1. Commercial North	2. Town Center	3. Lagoon / Beach	
Accessory Building		X	X	Note 11,12
Support Services Building		X	X	Note 12

Notes: Conditional Uses and Permits: Any other commercial, nonresidential, public, or private park use may be allowed, but only if the city council exercises its discretion to grant a specific use permit. However, regardless of any other provision, no specific use permit shall be available for the following uses, and such uses are hereby prohibited in the *District*: any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person. Uses within the *District* must be developed in compliance with the following conditions:

1. Residential units shall not exceed 650 units for the entirety of the *District* described in this PD. Unit mix may be of any % so long as the total number of residential units does not exceed 650 units.
2. Condominium / Multi-Family is permitted in the *District* provided adequate parking is provided to meet the UDC requirements. Other development regulations are specified in Section E.1, Development Regulations. Multi-family uses within the *District* shall be designed with units accessible to a temperature-controlled interior corridor. No external corridors shall be permitted.
  - (a) Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement.
  - (b) External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
  - (c) On the ground floor, "exit ways" from an interior corridor shall be enclosed with doors with controlled access.
  - (d) Corridors and or "exit ways" on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
  - (e) Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fan installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
  - (f) Internal corridors shall include at least the following minimum architectural finishes:
    - Decorative and or recessed lighting fixtures.
    - Door frames and base boards of a contrasting color
3. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
4. Subject to a maximum of 10,000 square feet gross leasable area per establishment.
5. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.

6. Conditions for Tavern, Bars & Nightclubs - Drinking Places other than Micro- Brewery or Brew Pub that do not serve food:
  - (a) Use not permitted within 300 feet of any Single-Family Lot Line.
  - (b) A Drinking Place that does not serve food shall not be greater than 12,500 square feet in size.
7. Conditions for Micro-Brewery or Brew Pub:
  - (a) Use not permitted within 300 feet of any existing Single-Family Lot Line.
  - (b) No Micro-Brewery or Brewpub shall be greater than 15,000 square feet per establishment.
8. Conditions for Hotel/Motel:
  - (a) Entrance through exterior doors must be secured and accessible only to guests and employees.
  - (b) Hotel management must be on-site 24 hours each day.
  - (c) Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property.
  - (d) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
9. Conditions for Gasoline Sales:
  - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
  - (b) There shall be no outdoor speakers, except those required by law at the pump stations.
  - (c) Fueling canopy columns shall be designed to fit with the architectural style of the district and should have a minimum of 25% masonry or stone wrap on the columns.
  - (d) Canopy roofs over the pump dispensers shall fit the architectural style of the district.
  - (e) Minimum landscaping buffer to include:
    - i. Hedges of at least three feet in height at time planting that screens the entire parking lot perimeter.
    - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 linear feet of parking lot perimeter, except where street trees are provided adjacent to the parking lot.
10. For Laundry, Dry Cleaning Pickup & receiving station, rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.
11. Accessory uses, include uses which are subordinate to and incidental to the principal uses, including:
  - (a) Private garage.
  - (b) Swimming pool, lazy river, slides, or other water amenity playgrounds.
  - (c) Playground.

- (d) Cabana, pavilion or roofed area.
  - (e) Meeting, party and/or social rooms.
  - (f) Tennis courts and other recreational facilities, as an accessory to the principal use.
  - (g) Paved automobile parking lots incidental to the principal use
12. Support Services, include uses which support the overall operation and function of the development and are incidental to the principal buildings serving the users of the project, including:
- (a) Machine room, pump rooms, mechanical rooms, or enclosures
  - (b) Operations and maintenance buildings, yards, or sheds
  - (c) Storage facilities for sporting equipment, furnishings, or other items used in the operations of the development.
13. Build to rent products are permitted within sub area 2.B and may be developed as a traditional single-family lot or as a larger parcel of land with private public access easements to access the units.
14. For all uses:  
Outdoor speaker use is prohibited in the areas shown in red on Figure 1.

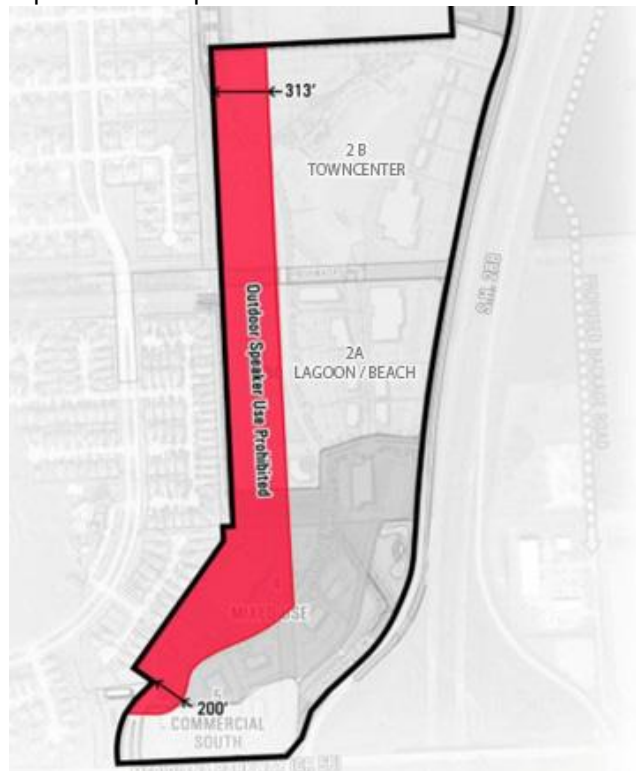


Figure 1.

15. For the Town Center District:

An area consisting of 15 acres of land shall be provided for retail or commercial uses and shall not include residential use. This area shall approximately be situated in the area indicated in red on Figure 2, and may be dimensionally adjusted as to its depth based on final architectural requirements.

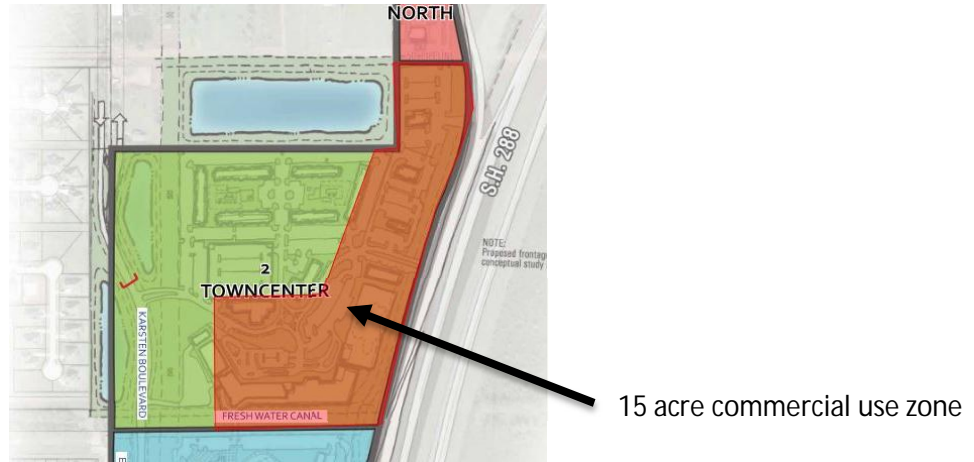


Figure 2.

E. Development Regulations.

Land within the boundaries of the *District*, as shown on [Exhibit F-3 General Development Plan – Crystal Center Entertainment District at Iowa Colony](#), shall be developed in accordance with the following development regulations:

1. Minimum Open Space: Fifteen percent (15%) of the total *Entertainment District* shall be open space and may include the body of water for the *Lagoon Amenity*. Individual parcels within the sub-areas are not subject to individual parcel *Open Space* requirements.

2. Condominium/Multi-Family Residential:

a.	The total number of units shall not exceed.	650*
b.	The minimum size of residential units	700 sf gross 1 bedroom 900 sf gross average for all other units
c.	The minimum lot width	80 feet
d.	The minimum lot depth	100 feet
e.	The minimum front yard setback	25 feet from public street
f.	The minimum rear yard setback	10 feet
g.	The minimum side yard setback	10 feet
h.	The minimum distance between structures	10 feet

i.	The maximum lot coverage by structures	75 percent
j.	The maximum lot coverage by structures, driveways and parking	90 percent
k.	The maximum building height is determined from finish grade to top of parapet or middle of roof pitch. **The maximum building height may be increased from 35' to 65' upon the City's receipt of an appropriately sized fire fighting apparatus.**	35', 65' Max. see **
l.	Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:	Chimneys Ornamental tower spires Cooling Towers Elevator bulkheads Roof gables Parapet walls, and Mechanical equipment
m.	Multi-family developments larger than 1 acre are required to have more than one point of access to the development from public streets or a paved public access easement adjacent to the boundaries of the development.	All multifamily shall have a min. of 2 access point
n.	Except as otherwise provided in this section, each multi-family residential development shall provide paved pedestrian access to the lagoon amenity.	

\*NOTE: The total number of residential units for all residential uses within the overall *District* shall not exceed 650 units total.

3. Commercial and non-residential uses:

a.	The minimum lot area	8,000 square feet
b.	The minimum lot width	80 feet
c.	The minimum lot depth	100 feet
d.	The minimum front yard setback For School and Day-Care Use Buildings, additional parking bays may be constructed between the building and the front property line provided a pedestrian walkway is constructed to connect the front of the building to the sidewalk within the street right-of-way.	50 feet from State Highway 288, 25 feet from any other public or private street.
e.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
f.	The minimum side yard setback	50 feet from State Highway 288, 25 feet from any other public street, 30 feet if adjacent to any Residential Zone.
g.	The minimum distance between detached structures	12 feet
h.	The maximum lot coverage by structures	65 percent
i.	The maximum lot coverage by structures, driveways and parking	90 percent
j.	The maximum building height is determined from finish grade to top of parapet or middle of roof pitch. - Office height may be increased from 35' to 65' upon the City's receipt of an appropriately sized fire fighting apparatus. - Hotel Height may be increased up to a maximum of 75' upon the City's receipt of an appropriately sized fire fighting apparatus.	35' 65' – Office only 75' – Hotel only
k.	Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:	Chimneys Ornamental tower spires Cooling Towers Elevator bulkheads Roof gables Parapet walls, and Mechanical equipment
l.	Parking requirements. All commercial development within the Mixed-Use Sub Area will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance. In calculating the required number of parking spaces for each land use, the City Engineer may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute.	
m.	Landscape requirements. All development within the District will exceed the minimum landscape requirements specified in the City's Unified Development Code.	
n.	Open Space. Pipeline easements, drainage easements, and other areas not included as open space or suitable for	

	development will, when possible, be incorporated into the community open space plan for use as pedestrian corridors and greenbelts. These areas will then be maintained by the owner associations and will not become a potential “no-mans” land.	
o.	Freeway Frontage Road Access. Driveways to State Highway 288 (if provided) shall be required to provide a joint-use private access easement between adjacent tracts fronting the freeway to minimize the total number of access points along the freeway and to facilitate traffic flow between the tracts.	
p.	Signage. The City of Iowa Colony sign ordinance shall apply until such time as a master sign plan is approved by City Council.	

\*NOTE: Additional increases in height for hotel use will required a major amendment to the PD.

4. Townhouse residential, tri-plex and duplex units uses:

a.	Townhouse Residential: including tri-plex and duplex lots. One of a group of no less than two (2) nor more than eight (8) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.	
b.	Residential units shall be constructed of brick or masonry veneer exterior walls for one-hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.	
c.	Front yards and all common areas within the townhouse development shall be maintained by a property owners association	
d.	The total number of units shall not exceed.	650 units*
e.	The maximum permitted density	14 units per acre
f.	The minimum lot area	1,300 sq. ft.
g.	The minimum lot width	20 feet A 10' minimum lot width is permitted for flag lots. The “staff” portion of the flag lots shall be restricted to legal frontage only. No driveways or buildings shall be constructed on the portion of the lot that is less than 20 feet wide

h.	The minimum lot depth	65 feet
i.	The minimum front yard setback	20 feet / 10 feet if vehicular access is from a rear alley/shared driveway.
j.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
k.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
l.	The minimum side yard of corner lots	10 feet on street side/ 5' if siding on "T" type or "L" Type turnaround (see below)
m.	The maximum lot coverage by structures	80 percent
n.	The maximum lot coverage by structures, driveways and parking	85 percent
o.	The maximum height.	35 feet Two (2) stories. Roof gables, chimneys, and vent stacks may extend an additional 10 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
p.	Additional parking shall be provided on the site at a minimum 1 space per every 5 units	1 space / 5 units

\*NOTE: The total number of residential units for all residential uses within the overall *District* shall not exceed 650 units total.

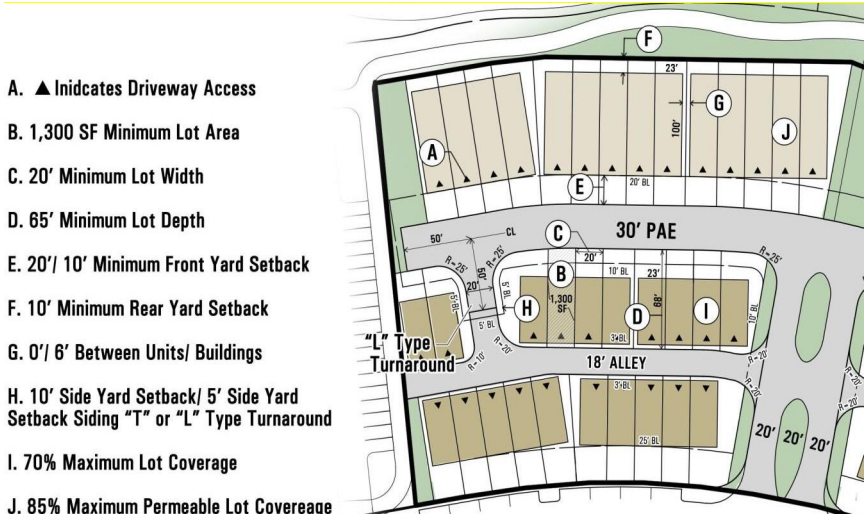


Figure 3. Conceptual PAE and Alley layout



q. Lot access: Access to lots may be from either a public or private street, or from a permanent access easement (PAE). Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, or from a permanent access easement.

- i. The minimum right-of-way required for permanent access easement is 30 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- ii. Sidewalks are not required adjacent or along a permanent access easement.
- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 25-foot radius at the intersection.
- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight-line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 18 feet. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20-foot radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10 feet.
- xii. An alley may not be a direct straight-line extension of a public street.
- xiii. Dead end alleys may not exceed 100 feet.

r. Parking for Townhouse Residential Use.

- i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.
- ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every five dwelling units. Each additional guest parking space shall conform to the following requirements:
  - a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare. All parking spaces shall be maintained by the HOA.
  - b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement.
  - c. The guest parking space shall not be placed within a lot.
  - d. The guest parking space shall not be placed where parking is prohibited by law; and
  - e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

F. GreenboLT and Pedestrian Circulation Regulations.

In lieu of the standard sidewalks required by the City's current regulations on both sides of Karsten Boulevard, a 12' wide multi-use trail for use by electric (only) golf carts and other vehicles, like scooters, Segway scooters, bicycles etc. shall be provided within the Right of Way and along one side only of Karsten Boulevard. Pavement marking and signage shall be installed.

G. Screening of Adjacent Land uses:

1. *Sub Area 3 (Lagoon/Beach)* is exempt from the regulations of Section 3.3.1.1, 3.3.1.3, and 3.3.2.3 of the UDC, based on the following conditions:
  - (a) When adjacent to single family residential, and the use is located on the opposite side of a major thoroughfare (Karsten Boulevard), and buildings on site are located a minimum of 300' away from the property line.

H. Parking Regulations:

1. *Sub-Areas 1 (Commercial North) & 2 (Town Center)*: Areas shall be subject to the Engineering Design Criteria Manual and parking regulations of the Unified Development Code.
2. *Sub-Area 3 (Lagoon/ Beach)*: Parking shall be provided at a rate of 3.2 occupants

per car. The minimum parking required shall support the daily posted maximum occupancy of (1500 users).

- (a) Permanent parking spaces to support the maximum daily capacity may be phased according to the following:
  - (i) The first phase of development may provide a minimum of 300 spaces of permanent parking. Additional parking required to meet the maximum daily capacity in phase 1 may be provided as *overflow parking* and located in Sub-Area 2.
  - (ii) *Overflow parking* may be installed as pervious materials and may include  $\frac{3}{4}$ " stone as the primary surface with drainage sock for drainage.
  - (iii) Future development in *Sub-Area 2* shall consider the integration of permanent overflow parking into the final design of the *Sub-Area*.
- (b) The minimum size of a permanent head-in 90-degree parking stall is 9' x 18'. Smaller spaces may be permitted if marked as a "compact" space. No more than 10% of the parking provided shall be designed as "compact".
- (c) Additional overflow parking shall be permitted on-site during special events. This special event parking may be considered temporary / overflow parking and may be located within *Sub-Areas 2* or within the non-*developed Sub-Area 2*. This temporary / overflow parking may be improved with pervious materials and may include a  $\frac{3}{4}$ " stone as the primary surface with drainage sock for drainage.
- (d) The general location and layout of the future permanent parking areas may be shown as a diagram for initial phase site plan or permit approval. Final civil construction plans for future parking are not required for site plan or permit approval of initial phases under this PD.
- (e) For Special Events that exceed the typical daily maximum, a traffic management plan will be provided by the facility operator to City staff.
- (f) Shared Parking scenarios may be permitted as defined:

3. Shared Parking: Is permitted for two or more different use classifications within the *District* that are not used for or restricted to single-family residential purposes to reduce the overall parking space requirement.

- (a) The amount of shared parking permitted in the *District* shall be determined by submitting a parking study with a site plan that details the parking supply and demand of the intended uses per typical weekday and typical weekend time frames. The number of approved shared parking spaces shall be determined by the city manager after consideration of all relevant factors.

I. Building Regulations SUB-AREA 1 & 2/ Town Center & Commercial Area: – Buildings within *Sub-Area 1* & *2* shall be developed in accordance with the following regulations:

- 1. Building façade design criteria:
  - (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
  - (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.

- (c) Facades greater than 100 feet in length that face Karsten Boulevard, Cedar Rapids Parkway or Meridiana Parkway shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade.
  - (d) No uninterrupted length of a façade shall exceed 100 feet.
2. Building façade finishes:
- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco, and glass.
  - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), architectural metal panels (limited to metal composite and insulated metal panels) and fiber cement siding.
  - (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
  - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
  - (e) Use of architectural metals (not defined as metal composite or insulated metal panels) is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
  - (f) The following building materials shall not be used for a Primary or Secondary Finish:
    - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
    - (ii) Unfired or underfired clay, sand, or shale brick.
    - (iii) Smooth or untextured concrete surfaces.
1. Building façade features for Retail Buildings only:
- (a) The front façade (the side of the building facing the street or internal access easement) of the publicly accessible first floor of a retail building, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
  - (b) Ground floor façades for retail buildings shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
3. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color, and materials unless buildings are considered supporting the primary use.
4. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
5. Building canopies:
- (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.

- (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
  - (c) An individual canopy shall cover a ground area of at least 20 square feet.
- 6. Service and Equipment Areas:
  - (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
  - (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, within 50 feet of building entrances, and from view of Sub-Area 2 for parcels immediately adjacent to the lagoon.
  - (c) Screening shall consist of wing walls, free standing masonry walls, landscape screens, changes in building orientation, and/or other elements that provide sufficient barrier. Screening may consist of a combination of these items.
  - (d) Screening shall extend a minimum of 12 inches above the object being screened.
  - (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
- 7. Mechanical and Utility Equipment:
  - (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
  - (b) Mechanical and Utility equipment shall be located internally within rear or side access drives and alongside rear or side-facing facades not consistent with the primary building façade, pedestrian access points, and from view of Sub-Area 2 for parcels immediately adjacent to the lagoon.
  - (c) Ground-mounted mechanical equipment must be hidden from public view, or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
  - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
  - (e) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths
- 8. Support Services Building:
  - (a) Support Service Building shall follow the requirements of industrial Use Buildings as defined in the UDC.
  - (b) Delivery service areas must meet the same screening and visibility requirements as defined in Section 8 a
- J. Building Regulations SUB-AREA 3 (Lagoon/Beach).

In acknowledgment that the Sub-Area 3 (Lagoon) is a unique and distinct attraction, where the primary use of the building is inwardly focused towards the lagoon amenity, the provisions of Section 3.5.3.1, Section 3.5.3.2, Section 3.5.3.3, Section 3.5.3.4, Section 3.5.3.6, Section 3.5.3.7, 3.5.3.11, and 3.5.3.12 of the UDC shall not apply.

Buildings within Sub-Area 3 shall be developed in accordance with the following regulations:

1. Secondary building Requirements:
  - (a) Secondary buildings that are behind the perimeter fence of the lagoon amenity and not visible from Karsten Boulevard shall be exempt from Article 5 of the UDC.
  - (b) Secondary buildings are not required to be masonry and shall be constructed in such a manner as to blend in and compliment the architecture of the internal lagoon amenity area.
  - (c) Secondary Buildings include the following:
    - (i) Those structures under 1,000 GSF, single story, and not taller than 20'-0" in height) necessary for the support, functionality, and use of the lagoon amenity.
    - (ii) Accessory Structures.
    - (iii) Support Services Buildings.
2. Building façade design criteria:
  - (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
  - (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
  - (c) Facades greater than 100 feet in length that face Karsten Boulevard shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade.
  - (d) No uninterrupted length of a façade shall exceed 100 feet.
  - (e) There shall be no limit to the number of colors used on the exterior of the building.
3. Building façade finishes:
  - (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), glass, and stucco, or any material permitted by the UDC.
  - (b) Secondary Finish means an exterior finish consisting of wood (either natural or cementitious), ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), architectural metal panels (limited to metal composite and insulated metal panels) and fiber cement siding.
  - (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
  - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
  - (e) Use of architectural metals (not defined as metal composite or insulated metal panels) is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
  - (f) The following building materials shall not be used for a Primary or Secondary Finish:
    - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
    - (ii) Unfired or underfired clay, sand, or shale brick.
    - (iii) Smooth or untextured concrete surfaces.

4. Character Defining Elements:
    - (a) All buildings within the referenced Sub-Area shall be in a character and scale to support the aesthetic values of the lagoon amenity purpose.
  5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
  6. Service and Equipment Areas:
    - (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
    - (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
    - (c) Screening shall consist of wing walls, free-standing masonry walls, landscape screens, changes in building orientation, and/or other elements that provide a sufficient barrier. Screening may consist of a combination of these items.
    - (d) Screening shall extend a minimum of 12 inches above the object being screened.
    - (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color, and materials as the building or structure to which they are attached.
  7. Mechanical and Utility Equipment
    - (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
    - (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
    - (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
    - (d) Where building-mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
    - (e) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.
  8. Building Roof Finishes:
    - (a) Additional approved roofing material include thatch roofing – either synthetic or natural, in addition to those expressly permitted in the UDC.
- J. Lighting:
1. Sub-Area 1 (Commercial North) & 2 (Town Center): Shall follow the requirements as set forth in the UDC.
  2. Sub-Area 3 (Lagoon/Beach): Lighting for the area inside of the perimeter fence

related to the Outdoor Recreational Use shall be regulated by: Title 25.1 of the Texas Administrative Code chapter 265 subchapter K. Any area outside of the perimeter fence shall follow the requirements as set forth in the UDC.

- K. Tree Ordinance. The *District* is exempt from the City of Iowa Colony tree ordinance.
- L. Landscape. All development within the *District* will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code. The following additional plants shall be permitted to be used within Sub-Area 3 (Lagoon/Beach) of the *District*. Additional plants may be added to this list provided they are not an invasive species in the state of Texas and are reviewed and approved by staff.

#### 1. Plant List

##### Trees:

- Little Gem – *Magnolia grandiflora* 'Little Gem' (Evergreen)
- Vitex – *Vitex agnus-castus*
- Pindo Palm- *Butia capitata*
- Sago Palm- *Cycas revoluta*
- European Fan Palm- *Chamaerops humilis cerifera*
- Chinese Fan Palm- *Livistona chinensis*
- Mazari Palm- *Nannorrhops ritchiana*
- Canary Island Date Palm- *Phoenix canariensis*
- Medjool Date Palm- *Phoenix dactylifera* 'Medjool'
- Sylvester Palm- *Phoenix sylvestris*
- Texas Sabal Palm- *Sabal texana*
- California Fan Palm- *Washingtonia filifera*
- Washingtonia Palm- *Washingtonia robusta*
- Eagleston Holly- *Ilex x attenuate* 'Eagleston'
- Crape Myrtle - Red- *Lagerstroemia x 'Arapaho'*
- Crape Myrtle – Pink- *Lagerstroemia x 'Sioux'*

##### Shrubs/Groundcovers:

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Morning Light Miscanthus – *Miscanthus sinensis* 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – *Callistemon citrinus* 'Little John' (Evergreen)
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana x hybrid* 'New Gold' (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)
- Gulf Muhly Grass - *Muhlenbergia capillaris*
- Drift Rose (Apricot) – *Rosa* 'Meimirrot'
- Dwarf Firebush – *Hamelia patens*
- Summer Wisteria – *Indigofera decora*



- Hameln Grass – *Pennisetum alopecuroides* 'Hameln'
- Sandy Leaf Fig – *Ficus tikoua*
- Purple Trailing Verbena – *Verbena canadensis* 'Homestead Purple'
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* 'Snow-N-Summer'
- Green Mound Juniper – *Juniperus procumbens* 'Green Mound'
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* 'Variegata'
- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*
- Knockout Rose- *Rosa* 'Radrazz'
- Double Red Knockout Rose- *Rosa* x 'Knockout' TM
- Elephant's Ear- *Colocasia*
- Banana- *Musa acuminata*
- Bird of Paradise- *Strelitzia* spp.
- Variegated Japanese Aralia - *Fatsia japonica* 'Variegata'
- Flame of the Woods- *Jungle geranium*
- Princess Flower- *Pleroma urvilleanum*
- Variegated Asian Jasmine- *Asiatic jasmine*
- Geysers Pink Gaura- *Gaura lindheimeri* 'Geysers Pink'
- Geysers White Gaura- *Gaura lindheimeri* 'Geysers White'
- Super Green Giant Liriope- *Liriope muscari* 'Super Green Giant'
- Yellow-tip Ligustrum- *Ligustrum howardii*
- Sweet Viburnum- *Viburnum odoratissimum*
- Kaleidoscope Abelia- *Abelia x grandiflora* 'Kaleidoscope'
- Rose Creek Abelia- *Abelia x grandiflora* 'Rose Creek'
- Dwarf Schilling's Holly- *Ilex vomitoria* 'Schilling's Dwarf'
- Lindheimer's Muhly- *Muhlenbergia lindheimeri*
- Dwarf Nandina- *Nandina domestica*
- Switch Grass- *Panicum virgatum* 'Shenandoah'
- Spring Bouquet Laurestinus- *Viburnum tinus* 'Spring Bouquet'
- Sand Cord Grass- *Spartina bakeri*
- Variegated Confederate Jasmine- *Trachelospermum jasminoides* 'Variegatum'

Vines:

- Algerian Ivy- *Hedera canariensis*
- Trumpet Vine- *Campsis radicans*
- Evergreen Wisteria- *Callerya reticulata*
- Virginia Creeper- *Parthenocissus quinquefolia*