

ZONE-24-0025
EXHIBIT C
DEVELOPMENT STANDARDS

Development within this Planned Development (PD) District will conform to the development standards of its specified subdistrict (Neighborhood or Retail) and will follow the additional regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibit D and the permitted uses as noted herein. All proposed land uses are appropriate for the Dallas North Tollway District and comply with the Town's Future Land Use Plan.

These planned development regulations will hold precedence over any conflicting regulations created by any current or future overlay district, design guidelines and/or the Town's Zoning Ordinance.

Development Plan

Concept Plan:

- A. The Property shall be developed in general accordance with the attached Concept Plan set forth in Exhibit D. However, the Concept Plan is illustrative in nature and does not reflect the exact footprint of proposed buildings nor layout of the associated parking.
- B. Development Triggers:
 - a. The residential portion of the development shall have a maximum of 86 townhomes.
 - b. The full length of Mahard Parkway (60' ROW), including sidewalks, located on the Property and as shown on the concept plan, will be built with the townhome development (phase 2).
 - c. The commercial development proposed along First Street (phase 1 – 60,950 sf) must have an approved site plan, foundation in, and be released for vertical construction prior to the townhomes commencing vertical construction.
 - d. Notwithstanding the aforementioned, phases 2 through 4 shown on Exhibit D, are only provided as estimates of development phasing and buildings with associated parking are fungible within these phases. The market will dictate how development will occur in phases 2 – 4.

Administrative:

- A. Amendments to the Concept Plan shall be classified as major or minor.
 - a. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement within the respective sub-district, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping and screening, changes to utilities and service locations which do not substantially change the original plan. The Director of Development Services or his/her designee may approve a minor amendment administratively or if they deem the changes to be a Major Amendment, send to the Planning and Zoning Commission and Town Council for consideration.

- b. Major amendments shall include a change in permitted land uses or any modification to development standards outlined herein. Major amendments will be considered by the Planning & Zoning Commission and Town Council.

1) SECTION 1: NEIGHBORHOOD SUB-DISTRICT

a) Neighborhood Sub-District

i) **General Description**

The neighborhood sub-district is identified along the western portion of the Property and contains 86 townhome units. This district is meant to provide the residents of Prosper a denser residential product with their own amenity center and open space provided within their district. The neighborhood district has direct access to the neighboring retail district which is supported by the thoroughfares.

ii) **Permitted Uses**

The following uses are allowed by right: a maximum of 86 townhomes, amenity facilities, and private open space.

b) TH - Townhome District

i) **General Description**

The Townhome District will provide for development of attached residential dwelling units in structures accommodating three to six units. This district is a high-density district, not to exceed ten units per gross acre (10 UPA). The standards in this district are intended to promote stable, quality multiple occupancy residential development at increased densities. Other uses, such as parks, trails, open spaces or community gather spaces, will be provided to maintain a balanced, orderly, convenient and attractive sense of place for the residents.

(1) **Regulations**

(a) **Maximum Permitted Density:** Ten (10) units per acre.

(b) **Size of Yards:**

(i) *Minimum Front Yard* — 25 feet.

(ii) *Minimum Side Yard* — Zero feet for the side of a unit that is attached to another unit.

1. Ten feet for the side of a unit at the end of the structure; 15 feet on corner lot adjacent to side street.
2. Each townhome should be constructed on a single lot. No multiple townhomes on a single lot permitted.

(iii) **Minimum Rear Yard** — 25 feet.

(c) **Size of Lots:**

(i) *Minimum Lot Area* — 2,500 square feet per dwelling unit.

(ii) *Minimum Lot Width* — 20 feet per dwelling unit.

(iii) *Minimum Lot Depth* — 100 feet.

(d) **Minimum Dwelling Area:** 1,300 square feet.

(e) **Maximum Height:** Forty-five (45) feet (as measured from the finish floor to the top plate), or three (3) stories.

(f) **Lot Coverage:** 70 percent.

- (g) **Minimum Open Space:** 20 percent. The open space shall be located on the Townhome development. Open space areas can be less than 20,000 square feet but not less than 10,000 square feet minimum and an amenity center may count towards the open space requirement.

2) SECTION 2: RETAIL SUB-DISTRICT

a) Retail District

i) General Description

The Retail District is established to provide locations for various types of general retail, medical and professional office, a hotel, service uses, and a day care facility.

- ii) Development within the Retail District should utilize established landscape and buffering requirements other than a zero (0) foot buffer along retail sub district roadways.
- iii) Parking along the east side of the retail sub district roadway, within Tracts 3 and 6 shall be dedicated within a Property Owners Association (POA) Lot to be shared amongst Tracts 1 – 7. A shared parking analysis and agreement will need to be completed during the site plan stage.

(1) Retail Regulations

(a) Size of Yards:

(i) *Minimum Front Yard* — 30 feet. (20 feet along Retail Sub-District Roadway)

(ii) *Minimum Side Yard:*

1. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
2. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.
3. Thirty feet adjacent to a street.

(iii) *Minimum Rear Yard:*

1. Fifteen feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved site plan.
2. Thirty feet for a one story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.

(b) Size of Lots:

(i) *Minimum Size of Lot Area* — 10,000 square feet.

(ii) *Minimum Lot Width* — 100 feet.

(iii) *Minimum Lot Depth* — 100 feet.

(c) **Maximum Height:** Two (2) stories with the exception of the retail with office above building that wraps the parking structure. This building may have the maximum of six (6) stories.

(d) **Lot Coverage:** 40 percent.

(e) **Floor Area Ratio (FAR):** Maximum 0.8:1.

- (f) **Minimum Open Space:** Seven (7) percent and can be consolidated with overall district
- (g) **Landscape Buffer**
 - (i) Landscape buffer should follow Town Ordinance other than a zero-foot (0') buffer along retail sub district roadways.

(2) Hotel Regulations

- (a) **Hotel, Full Service.** Full-Service Hotel developments shall be subject to the following development standards:
 - (i) External balconies and walkways shall be set back 200 feet from any residential zoning district in place at the time of this ordinance's approval.
 - (ii) Shall provide management staff on-site 24 hours a day.
 - (iii) Shall provide at least one of the amenities from the list below:
 - 1. Indoor or Outdoor Swimming Pool; or
 - 2. Spa, Sauna, or Wellness Facility
 - (iv) Shall also provide at least three additional amenities from the list below (excluding the amenity selected to satisfy the previous section):
 - 1. Indoor or Outdoor Swimming Pool
 - 2. Spa, Sauna, or Wellness Facility
 - 3. Weight Room/Fitness Center
 - 4. Playground
 - 5. Sports Court
 - 6. Game Room
 - 7. Jogging Trail
 - 8. Executive or Club Lounge
 - (v) Shall provide a full-service restaurant offering three meals a day.
 - (vi) Shall provide concierge services and room service for at least breakfast and dinner.
 - (vii) Shall provide a minimum total of 10,000 square feet of indoor meeting/event space.
 - (viii) No more than 5% of the total number of guest rooms shall have cooking facilities.
 - (ix) All room units must be accessed through an internal hallway, lobby or courtyard.
 - (x) Hotel building height:
 - (xi) Minimum: four (4) stories
 - (xii) Maximum: eight (8) stories

(3) Office Regulations

General Description

The office may accommodate a variety of office developments providing for professional, financial, medical, and similar services for local residents.

(a) Size of Yards:

(i) *Minimum Front Yard* — 30 feet.

1. Minimum Side Yard: Ten feet adjacent to a nonresidential district.
2. Twenty-five feet for a one story building adjacent to a residential district and forty feet for a two-story building adjacent to a residential district.

(ii) *Minimum Rear Yard*:

1. Ten feet adjacent to a nonresidential district.
2. Twenty-five feet for a one story building adjacent to a residential district and forty feet for a two-story building adjacent to a residential district.

(b) Size of Lots:

(i) *Minimum Size of Lot Area* — 7,000 square feet.

(ii) *Minimum Lot Width* — 70 feet.

(iii) *Minimum Lot Depth* — 100 feet.

(c) Maximum Height: Six (6) stories on Tract 6 and three (3) stories on Tract 7.

(d) Lot Coverage: 30 percent.

(e) Floor Area Ratio (FAR): Maximum. 0.5 :1.

(f) Minimum Open Space: Seven (7) percent and can be consolidated with overall district

Permitted Uses on the Property

The following business establishments shall be permitted on the Property: Items listed are allowed by right; Designation by, (S) - permitted by special use permit.

Schedule of Permitted Business Establishments
Neighborhood District:
Townhome
Park or playground
Amenity center
Retail District:
Administrative, medical, insurance or professional office
Alcoholic Beverage Sales
Antique shop
Automobile paid parking lot/garage
Automobile parking lot garage
Bank, savings and loan, or credit union
Beauty salon / Barber shop as an incidental use
Big box (S)
Business service
Catering business
Childcare center
Commercial amusement, indoor (S)
Farmers Market
Food truck park (only for special events)
Furniture, home furnishings and appliance store
Government office
Gymnastics /Dance studio
Health / Fitness center
Hotel, full service
House of worship
Meeting / banquet / reception facility
Mobile food vendor
Museum / art gallery
Administrative, Medical, or Professional Office
Government Office
Insurance Office
Park or playground
Print shop, minor
Restaurant without drive-thru or drive in service
Restaurant with drive through service (S)
Retail stores and shops

Retail /service incidental use
School, private or parochial (S)
School, public
Theater, neighborhood
Theater, regional
Veterinary clinic and/or kennel, indoor
Wireless communications and support structures (cell tower) (S)

1) SECTION 3: BUILDING DESIGN STANDARDS

The Building Design Standards and Guidelines for the Bella Prosper District shall establish a coherent urban character and encourage enduring and attractive development, ensuring the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scale spaces. The key design principles are:

- i) New buildings should utilize building elements and details to achieve a pedestrian-oriented public realm.
- ii) Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- iii) Building facades should include appropriate architectural details and ornamentation to create variety and interest.
- iv) Open space(s) should be incorporated to provide usable public areas integral to the urban environment.

a) General to all Sub-Districts or Tracts

i) Building Height

- (1) Maximum Building Height: Varies. See each land use district.
- (2) Architectural embellishments not intended for human occupancy that are integral to the architectural style of the buildings, including spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 20% of the first-floor footprint may exceed the height limits by up to twenty (20) feet.
- (3) Mechanical equipment, including mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to twenty (20) feet above the actual building height, provided that: 1.) they are setback from all exterior walls a distance at least equal to the vertical dimension that such item(s) extend(s) above the actual building height, or 2.) the exterior wall and roof surfaces of such items that are set back less than the vertical dimension above the actual building are to be constructed as architecturally integral parts of the building façade(s) or as architectural embellishments as described above. Mechanical equipment shall not be visible from the public right-of-way, measured at six (6) feet above finish grade at the Fire, Access, Utility, and Drainage Easement Line.

ii) Minimum Building Height by use type:

- (1) *Office*: one (1) story.
- (2) *Townhome*: two (2) stories.
- (3) *Hotel*: four (4) stories.
- (4) *Retail/Restaurant*: one (1) story.

b) Office Design Standards

- i) The ground floor condition for office shall have a minimum of 12 feet ceiling and 14-foot floor to floor.
- ii) Decorative or enhanced concrete tilt wall shall be a permitted material for up to twenty five percent (25%) of any façade; however, it shall not be permitted on primary facades facing hotel frontage, open space, park space, or streets.
- iii) Buildings shall incorporate architectural detailing, façade articulation, and material changes (masonry).

c) Design of Parking Structures

- i) Above-grade parking structure facades along all rights-of-way shall be designed with both vertical (façade rhythm of 20 feet to 30 feet) and horizontal (aligning with horizontal elements along the block) articulation.
- ii) Where above-grade structured parking is located at the perimeter of a building with frontage along any right-of-way, openings in their facades shall not exceed 55% of the façade area. The portion of the parking garage that is visible from the street shall have an architecturally finished façade compatible with the surrounding buildings. Screening may be achieved through the use of louvered, solid or opaque vertical screening elements. Permitted materials shall be metal, glass, pre-cast concrete, masonry or concrete block.
- iii) When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage, glazing and vertical elements that accentuate the parking structure's vertical circulation.
- iv) Entries and exits to and from parking structures shall be clearly marked for both vehicles and pedestrians by materials, lighting, signage, etc., to ensure pedestrian safety on sidewalks.
- v) Parking structure ramps shall not be directly fronting any right-of-way.
- vi) Parking Structure Height: No parking structure shall be taller than the primary building it serves.

d) Roof Form

- i) Buildings shall have simple, flat fronts with minimal articulations with flat or low-pitched roofs (2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.

e) Façade Composition

- i) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- ii) Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper-level uses may be defined and integrated into the design of the overall building facade.
- iii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- iv) Corner emphasizing architectural features, pedimented parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.
- v) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as feature buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is offset from the front wall planes and goes above the main building eave or parapet line.

f) Windows and Doors

- i) Windows and doors on right-of-way fronting facades (except alleys) shall be designed to be proportional and appropriate to the architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
- ii) All ground floor front facades of buildings along rights-of-way or Open Space shall have transparent storefront windows covering no less than 30% of the façade area.
- iii) Upper floors along rights-of-way shall feature at least 20% transparent windows in each façade. Single tenant retail that are greater than 20,000 sf shall have no less than 20% along their primary front facade.
- iv) Windows and doors may require fire ratings depending upon separation per IBC/IFC.

g) Building Entries:

- i) Main building entries shall be highlighted using such techniques as building articulation and/or entry canopies, so they are obvious to pedestrians and motorists.
- ii) Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk. Corner entries may count as a primary entry for both intersecting street fronts.

h) Awnings, Canopies, Arcades & Overhangs:

- i) Structural awnings are encouraged at the ground level to enhance articulation of the building volumes.
- ii) The material of awnings and canopies shall be architectural materials that complement the building.
- iii) Awnings shall not be internally illuminated.

- iv) Canopies should not exceed one hundred (100) linear feet without a break of at least five (5) feet.
- v) Canopies and awnings shall respect the placement of street trees and lighting.

i) Building Articulation

- i) That portion of the building where retail or service uses take place on the first floor shall be accentuated by including awnings or canopies, different building materials, or architectural building features.
- ii) Building facades fronting both streets and driveways should have massing changes and architectural articulation to provide visual interest and texture and reduce large areas of undifferentiated building facades. Design articulation should employ changes in volume and plane. Architectural elements and moldings that break up the mass of the building are encouraged.

j) Building Materials

- i) Brick, natural and manufactured stone, and curtain wall and window wall glazing shall be considered primary materials. Primary materials shall comprise at least 80% of each elevation, exclusive of doors and windows. Non-primary, or secondary materials, may include cementitious panel system, resin-impregnated wood panel system, clapboard siding and metal panel systems.
- ii) Where multifamily is concerned, primary materials shall be limited to brick, natural and manufactured stone, and cementitious panel system (allowed on upper floors only; none on ground floor).
- iii) Only primary building materials are allowed on the first floor, plus metal panel systems for non-residential uses. For purposes of this section, the first floor shall be at least fourteen (14) feet high and, at a minimum 90% shall be constructed of masonry cladding.
- iv) All buildings shall be architecturally finished on all sides with articulation, detailing and features.
- v) Roofing materials visible from any street shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

k) Projections into Setbacks and/or Rights-of-Way:

- i) The following projections shall be permitted into a Fire, Access, Utility, and Drainage Easement as allowed below, provided that 1.) no projection shall be permitted into a building setback; 2.) such projections do not extend over public rights-of-way; 3.) the property owner has assumed liability related to such projections; 4.) the property owner shall maintain such projection in a safe and non-injurious manner; 5.) no projections allowed over franchise utility corridors unless the projection is thirteen and one half (13.5) feet above finished grade; and 6.) no projections allowed over public utility where located within a fire lane or public utility easement.

- (1) Ordinary building projections, including, but not limited to water tables, sills, belt courses, pilasters, and cornices may project up to twenty-four (24) inches beyond a

building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.

- (2) Business signs and roof eaves may project up to ten (10) feet beyond the building face or architectural projection into the setback, but not the Fire, Access, Utility, and Drainage Easement.
- (3) Architectural projections, including balconies, bays, towers, and oriels; show windows (1st floor only); below grade vaults and areaways; and elements of a nature similar to those listed; may project up to ten (10) feet beyond the building face into the setback, but not the Fire, Access, Utility, and Drainage Easement.
- (4) Canopies and/or awnings may project from the building face over the entire setback. Additionally, they may be extended into the Fire, Access, Utility, and Drainage Easement to be within eight (8) inches of the back of curb if used to provide a covered walkway to a building entrance and as long as any canopy/awning support is no closer than twenty-four (24) inches from the back of curb and does not extend over any fire lane or public utility easement.

4) SECTION 4: LANDSCAPE ENHANCEMENTS

a) Mahard Parkway Landscape and Pedestrian Easement

Mahard Parkway shall be constructed with a minimum ten-foot (10') wide meandering sidewalk located within a forty-foot (40') landscape and pedestrian easement. Said sidewalk shall be installed during Phase 2 of the development.

b) Programmed Open Space – Tracts 5 and 6

The open space area shared between Tract 5 and Tract 6 shall be designated and maintained as programmed open space. Open space requirements for tracts within the Planned Development that do not independently meet the applicable open space requirements for their respective use may be satisfied through the provision of programmed open space located on Tract 5 and Tract 6, subject to compliance with this Planned Development and all applicable City standards.

c) Monument Feature

A monument feature shall be provided at the northeast corner of Mahard Parkway and Lovers Lane to serve as a gateway to the district.

d) Landscape Standards

See Appendix A for landscape standards for the Property. Shall also include concrete edging around landscaping throughout the development.

5) SECTION 5: ROADWAY DESIGN CRITERIA

- a) Street Section 'C-C', as depicted in Exhibit D, within the Townhome Subdistrict may be reduced to a 55-foot right-of-way cross section. This shall require approval from the Town's Engineering Department to accommodate a 25' front yard setback.
- b) **Thoroughfares within the Retail Subdistrict shall have a 26-foot right-of-way section as depicted in Exhibit D Section E-E. These shall require approval from the Town's Engineering Department.**

- c) Driveway stacking requirements along thoroughfares shall be met at the Mahard Parkway Intersections
- d) Thoroughfares within Retail Sub District shall be approved as fire apparatus access roads.

Appendix A

PROSPER LANDSCAPE DESIGN STANDARDS

April 20th, 2026

1 - NON-RESIDENTIAL		
REQUIRED	BELLA PROSPER PROPOSED	ENHANCEMENT
A - INTERIOR PARKING REQUIREMENTS		
15 SF of landscape are for every 1 parking space	20 SF of landscape are for every 1 parking space	5 SF additional landscape required
1 large 3" cal. tree for every 10 parking spaces	1 large 4" cal. tree for every 10 parking spaces	larger caliper trees required
3 ornamental trees (6' min. ht) for can be substituted for a 1 large tree (up to 25% of required trees)		
Landscape island at the end of each parking row		
Each island contains at least one large tree		
Max 15 parking spaces without a landscape island		
B - OPEN SPACE		
Any element that is not paving, parking islands, building footprint, utility yards landscape setbacks sidewalks or detention ponds		
Open Space must be 7% of lot area.	Open Space must be 10% of lot area.	3% of lot area increase
C - PERIMETER REQUIREMENTS		
25' width from back of property line along major ROW		
15' width from collector streets		
30' for Preston Road, University Drive, and Dallas Parkway		
1 large 3" cal. tree for every 30' LF frontage	1 large 4" cal. tree for every 30' LF frontage	larger caliper trees required
15 5 gal. shrubs for every 30' LF frontage	20 3 gal. shrubs for every 30' LF frontage	5 additional shrubs per 30' added
D - BUILDING LANDSCAPE REQUIREMENTS		
Foundation planting required for building 100,000 SF or larger	Foundation planting required for buildings 50,000 SF or larger	Smaller buildings require foundation planting
1 large 3" caliper tree per 10,000 SF building area	1 large 4" caliper tree per 10,000 SF building area	larger caliper trees required
Trees within 30' of building face		
Can be within tree grates, grouped, or singular		
Trees within 4' of back of curb must be in grates		
5 smaller trees = 1 large tree		