

Exhibit C
ZONE-25-0003

Saddle Creek Plaza
Planned Development Standards

General Description: This district will provide the ability to encourage and accommodate the development of a combination of uses on a tract of land that is located at the corner of Preston Road and Prosper Trail. *(This district excludes the hard corner which is developed as a financial institution.)* Development standards for the aforementioned building types are outlined within this text. This property may develop specifically as outlined under the regulations of the Retail District as contained in Unified Development Code, as it exists or may be amended, subject to the specific provisions contained herein below.

Conceptual Plan – Zoning Exhibit D: A Conceptual Plan is hereby attached and made part of the ordinance. It establishes the most general guidelines for the district by identifying the land use types, approximate thoroughfare locations and project boundaries and illustrates the integration of these elements into a master plan for the whole district.

Permitted Uses: Land uses permitted within this Planned Development are listed below. Uses followed by a **(C)** are permitted subject to conditional development standards, as set forth in the Unified Development Code, as it exists or may be amended. Uses followed by an **(S)** require a Specific Use permit.

1. Administrative, Medical, or Professional Office
2. Alcoholic Beverage Establishment (C)
3. Antique Shop & Used Furniture
4. Bank, Savings & Loan, Credit Union
5. Beauty Salon / Barber Shop
6. Business Service
7. Catering
8. Child Care Center, Licensed **(S)**
9. College University Trade or Private School
10. Commercial Amusement, Indoor
11. Commercial Amusement, Outdoor **(S)**
12. Dry cleaning, Minor
13. Farmers Market
14. Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
15. Furniture Home Furnishings & Appliance Store
16. Governmental Office
17. Gymnastics / Dance Studio
18. Health / Fitness Center
19. Hotel, Full Service **(C)**
20. Insurance Office
21. Massage Therapy, Licensed
22. Museum / Art Gallery
23. Outdoor Merchandise Display, Incidental **(S)**
24. Outdoor Merchandise Display, Temporary **(C)**
25. Park or Playground
26. Private Recreation Center
27. Retail/Service Incidental Use

28. Retail Stores & Shops
29. Restaurant **(C)**
30. Restaurant with a Dive-Through (Limited to 1 for this overall development, and its location shall have frontage on Preston Road) **(S)**
31. Veterinary Clinic
32. Other uses that are determined to be compatible by the Director of Development Services.

Building and Area Requirements: Building and area requirements shall be as follows.

1. Development Area: Approximately 13.6 acres as represented on the Conceptual Plan (Exhibit D).
2. Lot Coverage: 40 percent.
3. Lot Width: 100 feet.
4. Lot Depth: 100 feet.
5. Size of Yards:
 - a. Front Building Line: The minimum depth of the front yard shall be thirty (30) feet from Preston Road and Prosper Trail.
 - b. Side Building Line: The minimum side yard building setbacks shall be as follows:
 - i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
 - ii. Adjacent to Residential: Thirty (30) feet for a one-story building and eighty (80) feet for a two-story building.
 - c. Rear Building Setback:
 - i. Adjacent to non-residential district: Ten (10) feet. The minimum setback may be eliminated for attached buildings on separate lots as shown on the approved site plan.
 - ii. Adjacent to Residential: Thirty (30) feet for a one-story building and eighty (80) feet for a two-story building.
6. Building Height:
 - a. One-Story Buildings – 30 feet inclusive of Architectural elements and roof forms
 - b. Two-Story Buildings – 45 feet inclusive of Architectural elements and roof forms

Lighting Standards: Lighting shall conform to all applicable requirements of the Town of Prosper Zoning Ordinance; however, any light poles within 100 feet of residential lots will be a maximum of 20 feet in height. Light fixtures and poles around the open spaces shall be decorative in nature, similar to the following examples.



Open Space: Open space including ponds shall be provided as shown on the Conceptual Plan (Exhibit D) with the following criteria:

1. The open spaces surrounding the ponds shall include pedestrian amenities. Such amenities may include any of the following: seating, benches, tables, fountains, gazebos, pavilions, patios, fire pits, lawn games, or other similar amenities.

2. Patios – Building patios shall front on open spaces as reflected on the Conceptual Plan (Exhibit D) and the Open Space Plan (Exhibit H) unless otherwise approved by the Director of Development Services.

Perimeter Landscape Screening: Perimeter landscape screening shall be in accordance with the Town of Prosper Landscape Ordinance except as follows:

1. A perimeter living screening is required adjacent to residentially zoned properties in conjunction with existing masonry screening wall along the residential lots.
2. The landscape buffer required adjacent to residentially zoned properties shall be fifteen (15) feet in width exclusive of other easements, with the exception of existing easements on Lot 3. Where there is a single building larger than 25,000 square feet, the adjacent buffer requirements shall be increased to thirty (30) feet in width exclusive of other easements.
3. At all landscape buffers adjacent to residentially zoned property shall include minimum 5" caliper evergreen trees to be planted on twenty (20) foot centers.

Parking Lot Location and Screening Requirements:

1. All parking or drive areas shall be located a minimum of thirty (30) feet from right-of-way lines along public streets.
2. All parking may be screened from public rights-of-way and public park areas using a solid screen in the landscape strip. The screen shall be at least thirty-six (36) inches in height, and be achieved through one of the following methods:
 - a. A berm;
 - b. A planting screen (hedge);
 - c. A wall, using masonry materials similar to those used in the main building façade; or
 - d. A combination of the above.
3. Trees planted within the development shall be a minimum of 4" caliper.

Drives and Parking: Common commercial drives shall consist of twenty-four (24) foot paving section, except where required to be wider by the Town of Prosper Fire Code.

Pedestrian Crossings: Pedestrian crossings at main pedestrian pathways crossing internal drives shall include enhanced paving consisting of either stamped, integrally-colored concrete or 4"x8"x120mm concrete pavers with a contrasting color to the surrounding pavement as shown on the approved Preliminary Site Plan, similar to the following examples.



Architectural and Building Design Standards:

1. Façade Plans for each building shall be required to be approved by the Director of Development Services.
2. Materials and colors shall be consistent throughout the Planned Development District.
3. Exterior Building Material Requirements: The exterior of all buildings (excluding area occupied by windows and doors) shall be finished in one or more of the following materials indicated below.

- a. Masonry materials shall constitute a minimum of 60% of the building materials.
Masonry Materials:
 - Brick (including thin brick),
 - Stone: natural stone, cast stone, manufactured stone
 - Stucco (3-coat cement plaster system)
 - Rock
 - Marble
 - Granite
 - Architectural concrete masonry units (CMU) with a polished, burnished, honed, ground, or split faced finish, poured-in-place concrete, and tilt-wall concrete. Concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics and adornments to enhance the façade. These products are allowed on no more than percent (10%) of each façade.
 - b. Non-masonry materials may be incorporated on up to 40% of a façade (excluding area occupied by windows and doors).
 - Pre-finished aluminum components and trim
 - Architectural steel elements
 - Architectural metal panels and composite metal panels and trim
 - Pre-finished aluminum louver systems
 - Simulated or real wood
 - High-density architectural quality fiber cement panels
 - c. Side and Rear Facades: Side and rear facades on all buildings shall be finished the same as the primary street-facing facades.
 - d. Architectural glass with less than twenty percent (20%) reflectance.
4. Architectural Features
 - a. Facades of all primary commercial structures which face a street shall include the following key architectural features:
 - Colorful metal awnings, pre-finished aluminum or steel canopies, and open trellises composed of wood, aluminum, or steel members shall be used above windows, doors, storefront areas, and over outdoor patio and dining areas. The use of arcades, covered walkways, or porticos is also encouraged. Finishes on these elements shall be the same as those permitted on the buildings.
 - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the length of that face for buildings under 10,000 square feet in size, and at least 25% for buildings over 10,000 square feet in size.
5. Roofs
 - a. Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
 - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height and will include architectural detailing cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
 - Overhanging eaves, extending past the supporting walls.
 - Two or more roof slope planes.

- Sloping roofs. Sloped roof areas exposed to view shall be finished in a pre-finished metal material in a standing seam or similar profile. Finish shall be a Galvalume or similar painted finish. Snap-on batten strips exceeding ½" wide shall not be permitted.
 - Separate freestanding roof screens set back from the perimeter parapet walls. Roof screen finishes shall be prefinished architectural louvers and/or metal panels with 100% opacity.
6. Color
- a. Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
 - b. The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single façade, excluding all windows, doors, and glass construction materials.

Utilities:

1. All utilities shall be placed below ground, except for major high voltage regional transmission lines.
2. Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

Service Area Screening and Fencing Requirements

1. Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground, and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers, and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
2. Roof mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials and may include metal screening or louvers that are finished to blend with the primary building.
3. Screening shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building.
4. Wall or ground-mounted equipment screening shall be constructed of materials allowed on the associated building, with the final design and material subject to the approval of the Director of Development Services.

Committees and Associations:

1. Architectural Control Committee: The Developer for the Planned Development shall create an Architectural Control Committee that shall review and approve or disapprove all building proposed and constructed within the development. It is the duty of the Architectural Control Committee to restrain building styles and construction to common compatible colors and materials. It is to ensure the continuity of the architectural theme of the community and compliance with this Planned Development Ordinance.
2. Property Owners' Association: A provision for centralized property management shall be established for the development. The Owner(s) shall establish, with each preliminary plat or site plan submittal, a property owner's association, membership association, or other designation that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Planned Development. It will maintain required masonry screening walls, street landscaping, common open spaces, monument signage, common irrigation, and other common areas within the development.