

ZONE 24-0018
-EXHIBIT C-
Planned Development Standards

The proposed development will conform to the development standards of the Townhome District of the Town of Prosper's Zoning Ordinance, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Except as noted below, the Tract shall develop in accordance with the Townhome District requirements of the Town of Prosper's Zoning Ordinance, as it exists or may be amended.

2. Development Plans

- a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
- b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

3. **Uses**: Uses shall be permitted in accordance with the Townhome District exception as follows:

- a. Attached residential dwelling units in structures accommodating two units.

4. **Regulations**: Regulations shall be permitted in accordance with the Townhome District and as specified below:

a. Development Standards:

DEVELOPMENT STANDARDS – TOWNHOMES	PROSPER TH STANDARDS	PROPOSED PD TH STANDARDS
MAX DENSITY	10 UPA	7 UPA
MIN FRONT YARD SETBACK	25'	10'
MIN SIDE YARD SETBACKS		
UNIT TO UNIT	0'	0'
UNIT AT END OF STRUCTURE	5'	5'
ADJACENT TO SINGLE-FAMILY	10'	10'
ADJACENT TO SIDE STREET	15'	15'
BETWEEN STRUCTURES	10'	10'
MIN REAR YARD SETBACK	20'	20' (REAR ENTRY)
MIN LOT DEPTH	100'	85'
MIN LOT WIDTH	20'	20'
MIN LOTS PER PAD	3	2
MAX LOTS PER PAD	6	6

DEVELOPMENT STANDARDS – TOWNHOMES	PROSPER TH STANDARDS	PROPOSED PD TH STANDARDS
MIN LOT AREA	2500 SQFT	1700 SQFT
MAXIMUM HEIGHT	2.5 STORIES, < 40’	2.5 STORIES, < 40’
LOT COVERAGE	55 PERCENT	65 PERCENT

b. Thoroughfares & Muse Space

- i. The proposed roadway is a 50’ Right of Way and 31’ back of curb to back of curb pavement section with curb and gutter per the Town’s Residential Local Street Section.
- ii. These townhomes are rear entry from the 50’ Roadway and will front a minimum 25’ Muse space or 25’ Landscape Easement.
- iii. Richland Blvd. will be built to tie into the existing Richland Blvd. adjacent to this property boundary limits.
- iv. Parking will be provided as required by the Town of Prosper’s subdivision ordinance. Two garage spaces will be provided, and two driveway spaces will be provided in the 18’ wide by 20’ long driveways. Additional parking will be provided along the 31’ residential street.

c. Open Space & Amenities

- i. Min of 20% Open Space Required.
- ii. Proposed 5’ Trails through open spaces, through muse areas and around proposed retention ponds.
- iii. Community Club House provided for residence.

d. Architectural Standards: Should a discrepancy exist between the Town Zoning or Subdivision Ordinance and the standards within this PD, the language herein shall prevail. The area and building standards for the single-family lots are as follows:

1. **Driveways:** Driveways shall be constructed of the following materials: concrete, brick pavers, stone, interlocking pavers, stamped concrete, or concrete with stone or brick border.
2. **Exterior Surfaces:**
 - a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, stucco, cementitious material, and architectural concrete block. The exterior facade of a main building or structure, excluding glass windows and doors, shall be

constructed on sixty percent (60%) masonry, twenty percent (20%) stucco and twenty percent (20%) metal subject to the following conditions:

1. Stucco on structures shall be traditional 3-coat process cement plaster stucco.
2. Cementitious materials may constitute up to twenty percent (20%) of the area for stories other than the first story.
3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of sixty percent (60%) masonry.
4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or stucco.
5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official.
6. EIFS (exterior insulating and finish process) is not allowed on structures
7. Metal surfaces (faux-wood siding or black metal accents) will need to be affixed per the manufacturer's recommendations.

3. **Roofing:**

- a. Structures constructed on Lots shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors
- c. A minimum of sixty five percent (65%) of the surface area of composition roofs shall maintain a minimum roof pitch of three by twelve (3:12).
- d. A minimum of seventy-five percent (75%) of the surface area of clay tile, cement tile, slate or slate products, standing seam metal,

or concrete tile shall maintain a minimum roof pitch of three by twelve (3:12).

4. **Garages:**

- a. Dwellings shall have a minimum of two (2) car garage bays totaling a minimum of three hundred and sixty square feet (360 sf).
- b. Side entry garages shall be permitted on corner lots.
- c. Garage doors directly facing a street shall be located no closer than twenty feet (20') from the property line.

5. **Plate Height:** Each structure shall have a minimum principal plate height of ten feet (10') on the first floor.

6. **Air Conditioners:** No window or wall air conditioning units will be permitted on structures. All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from public view. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

7. **Maximum Lot Coverage:** Sixty five percent (65%)

8. **Landscaping:**

- a. Required trees shall not be smaller than three (3) caliper inches. A minimum of two (2) - four (4) caliper inch trees shall be located in the front yard of all Lots. The total caliper inches shall be eleven (11) caliper inches. The remaining required trees may be placed in the front or rear of the Lots.
- b. The minimum of twenty (**20**) shrubs, each a minimum of three (3) gallon in size when planted, shall be planted in the front yard of all Lots.
- c. One hundred percent of all front, side, and rear yards not covered by hardscape/xeriscape or landscaped beds shall be irrigated and sodded.
- d. All foundations visible from street shall have flower beds or evergreen shrubs generally screening foundation.