

EXHIBIT A
Planned Development District
**North Ballard Station
Apartments**

1.3 Relationship to Other Plans – This Planned Development shall not affect any regulations within the Comprehensive Zoning Ordinance (adopted September 2019) except as provided herein, and the accompanying concept plan (Exhibit B).

3.3.B.1 Purpose – The purpose of this Planned Development-Multi Family (PD-MF) is to allow for an Urban Density residential development in a walkable living environment, changing from Agricultural (AG). This PD will address the semi-urban residential needs - walkable from The Downtown Historic District- and its aim to develop character around the railroad of the City of Wylie.

3.3.B.3 Design Standards –

All regulations of the Multi-Family District (MF) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted September 2019) are hereby replaced with the following:

Figure 3-6 - Multifamily District (MF)	
Lot Size	PROPOSED
Lot Area (sq. ft.)	170,620'; 3.917 Acre
Lot Width (feet)	
Lot width of corner Lots (feet)	NA
Lot Depth (feet)	
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1BR - 650 sf; 2 BR-950 sf; 3 BR- none
Maximum Density	24 UNITS/ GROSS ACRE
Building Separation between detached buildings (feet)	
Design Standards Level of Achievement	See Figures 3-9 and Exhibit B-Concept Elevations
Yard Requirements – Main Structures	
Front Yard (feet)	20 feet
Side Yard (feet)	60 feet
Side Yard of Corner Lots (feet)	
Side Yard of allowable nonresidential use (feet)	
Rear Yard (feet)	60 feet
Rear Yard Double Front Lots (feet)	
Height of Structures	
Main Structure (feet)	50
Accessory Structure (feet)	20

3.4.C Design Standards Review – All development within this PD will achieve all of the design standards from Article 3, replacing Figures 3-9 (a), (b), and (c) “Requirements” and the applicable sections of ‘base’ and ‘desirable’ standards as follows:

a. Land Design Requirements	
ELEMENT	PROPOSED
Public Open Space Easements	N/A
Perimeter Screen Along Thoroughfares	NONE REQUIRED
Perimeter Walkways and Landscape	a) Mixture of Large canopy and Ornamental trees averaging 50’ OC along 6' wide sidewalk b) Benches at Open Space Nodes
Lighting and Furnishings along open space easements and trails	N/A

b. Street and Sidewalk Requirements	
ELEMENT	PROPOSED
Curvilinear Streets	Curved road along rear. See Exhibit D
Entry Features and Medians	Decorative Railroad Water Tank
Signage at Entries	Monument Sign
Street Name Signs	N/A
Pedestrian Crosswalks	N/A
Sidewalk Locations	N/A
Mail Boxes	Club Integrated
Sidewalk Lighting	Low-illumination with solar controls, bollard lighting at 250' at sidewalk
Perimeter Alleys	N/A

c. Architectural Requirements	
ELEMENT	PROPOSED
Building Bulk and Articulation	Architectural articulation at unit placement
House Numbers	N/A
Exterior Façade Material	30% Brick; 70% Fiber Cement
Porch	Exterior Patios; Interior breezeways at entries
Chimneys	N/A
Roof Pitch	4:12 Roof Pitch
Roof Materials	Metal Standing Seam Accents; Architectural Shingles
Roof Eaves	True trim soffit
Garage entry	N/A
Dwelling Size	1BR- 650; 2BR- 950
Fencing	Wrought Iron; Precast along Railroad
Landscaping	N/A
Outdoor Lighting	Wall Sconces; decorative light bollards; decorative wall-packs
Conservation/Sustainability	N/A

3.4.D.3.a Provision of Public Pathways – Perimeter walkways and landscape, Base Standard - All Residential Developments shall provide a six-foot minimum concrete public walkway with a ten-foot minimum width landscape buffer at the front perimeter of the development to provide access to the subdivision.

Large canopy trees shall be provided at 50 ft. O.C. The walkway may be located partially in the landscape buffer and partly within the street right-of-way parkway and must be placed a minimum of five foot off the curb. Minimum size for shade trees shall be 3 inches in caliper and 14 to 16 feet in height. Ornamental shade trees shall have a minimum diameter of 3 inches, while ornamental flowering trees shall be eight to ten feet in height.

A side entrance is designed to connect with the adjacent single-family development on Jackson Avenue, which further extends walkable paths to downtown.

4.3.E.2.4 Landscaping of Parking Lots –All parking rows shall have landscaped areas every 10 spaces.

5.1.B.7 Parking – Parking for the entire site shall be set at a total of 1.75 spaces per dwelling unit.

5.2.B.7b Multifamily Dwelling Additional Provisions – (2) A playground shall not be required. (3)(a) Numbers shall be installed on each building and onsite staff will act as a directory. (3)(b) A trash compactor shall be provided in lieu of lidded dumpster(s). (3)(d) Covered mail boxes shall be incorporated into the design at the clubhouse.

7.2.a Multi-Family Proximity Slope – Side and rear setbacks of 60' shall be required in lieu of a 2:1 slope requirement.

7.I.1 Screening – A solid masonry screen wall of 6 feet high shall be constructed along the entirety of the western boundary of the property adjacent to railroad property. Wrought iron fencing, with masonry columns no less than 50' on-center, and no less than 5' in height shall be constructed along the southern and eastern boundaries as generally depicted in Exhibit B.