

EXHIBIT B

VILLAS ON PARK

PLANNED DEVELOPMENT STANDARDS

I. PURPOSE

Villas on Park will be a neighborhood of single family attached homes which provides homeowners an opportunity to live in a neighborhood which meets their lifestyle expectations. The homes in the neighborhood will be both front and rear entry so a homebuyer has a variety of home types to choose from. The development standards established below will be used to create the vision depicted on the Concept Plan.

II. GENERAL STANDARDS

- A. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- B. All regulations of the underlying Townhouse District, as set forth in Article 3, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.
- C. The design and development of the Villas on Park neighborhood shall take place in general accordance with the Concept Plan (Exhibit C).
- D. Permitted uses shall be all principal and accessory uses which are allowed by right in the (TH) Townhouse District, in accordance with Section 5.1 of the Wylie Zoning Ordinance (adopted as of March 2021).
 - 1. **TYPE 1** lots shown on the Concept plan (Exhibit C) shall allow for 34 front entry homes.
 - 2. **TYPE 2** lots shown on the Concept plan (Exhibit C) shall allow for 61 rear entry homes.

III. SPECIAL CONDITIONS

A. Figure 3-5 Amended as follows:

DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
LOT SIZE		
Minimum Lot Area (SQ FT)	2375	1650
Minimum Lot Width (FT)	25	22
Minimum Lot Width-Corner Lot (FT)	30	27
Minimum Lot Depth (FT)	95	75
Minimum Lot Depth-DBL Frontage Lot (FT)	NA	NA
DWELLING REGULATIONS		
Minimum Square Footage	1400	1400
YARD REGULATIONS-MAIN STRUCTURE		
Front Yard (FT)	20	10
Side Yard-Interior Lot (FT)	0	0
Side Yard-End Lot (FT)	5	5
Side Yard of Corner (FT)	5	5
Rear Yard (FT)	10	5
Rear Yard-DBL Frontage Lot (FT)	NA	NA
Lot Coverage	75%	75%
HEIGHT OF STRUCTURES		
Main Structure (FT)	40	40
Accessory Structure (FT)	14	14

B. Section 3.4.D Land Design Requirements amended as follows:

1. Perimeter screening for the neighborhood shall be provided in accordance with the Exhibit D. (Landscape Details). All perimeter screening shall be maintained by the Homeowners Association.
2. A minimum of 15% of the land within the Villas on Park neighborhood shall be used as common open space. Open space will be publicly accessible. The open space shall be owned and maintained by a mandatory Homeowners Association. Said HOA owned and maintained property shall also include any perimeter landscape buffers.
 - A. Retention pond. The retention pond depicted at the northeast corner of the property on Exhibit C shall be designed and developed as a permanent pond. The purpose of the pond being to capture and confine storm water for an extended time. The pond will be aerated by means of a fountain. Walkways and seating will be provided around the pond as shown in the landscape plans. The pond and surrounding area will be owned and maintained by the HOA and as such, is included in the above referenced open space area calculation.

C. Section 3.4.E Street and Sidewalk Design Standards amended as follows:

1. Pedestrian Linkages. Pedestrian linkages shall be provided between the Villas on Park neighborhood and the nonresidential area adjacent to the west. The linkages are generally established on the Concept Plan (Exhibit C).

D. Section 3.4.F Architectural Design Standards amended as follows:

1. Building Bulk and Articulation: In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions.
 - a) TYPE 1 Homes: At least 20 percent of the façade shall be offset a minimum of 2 feet either protruding from or recessed back from the remainder of the façade. A minimum of 30 percent of the total area shall be on the 1st floor of all 2 story dwellings.
 - b) TYPE 2 Homes: At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade. A minimum of 50 percent of the total area shall be on the 1st floor of all 2 story dwellings
2. All single family residential units shall have stone plaque or pin numbers with resident address beside the main entry of the dwelling unit.
3. All single family residential units shall have a minimum of one-hundred (100) percent of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco, or cement siding. A minimum of twenty (20) percent of the exterior façade shall be constructed with stone or decorative brick accent. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.
4. Roofs and Roofing – Roof Pitch: All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.
5. Roof and Roofing
 - a) Roofing Materials: All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.
 - b) Roof Eaves: No wood fascia or soffits are permitted.
6. Garage Entry: Each garage shall be a minimum 400 square feet.
7. Dwelling Size: The total square feet of floor space within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.
8. Fire Sprinklers: Each townhome shall be constructed with a 13D sprinkler system. The sprinkler system shall attain 90% coverage in the garage.
9. Fencing:
 - a) Front yard fences shall be permitted with fifty (50) percent transparency constructed of wood or wrought iron.
 - b) Side and rear yard fences shall be permitted to a height of 8 feet maximum and constructed of wood or wrought iron.
10. Landscaping: Each residential dwelling shall have an established front lawn with a minimum of 1 tree and 5 shrubs. Lots fronting attached greens shall have the above referenced trees and shrubs incorporated into the attached green.
11. Outdoor Lighting: All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

12. Conservation/Sustainability: Each residential dwelling unit must comply with the Energy component of the Building Code.