

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “C”
COLLEGE PARK
2023-XX-PD

I. PURPOSE

College Park is a sustainable neighborhood with the intent to promote a gradual transition of single family detached residential living with a higher density townhouse community. The neighborhood is accompanied by open spaced amenities and a commercial retail component.

SINGLE FAMILY DETACHED RESIDENTIAL

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of residential detached lots shall not exceed 50 lots.
2. Alleys shall not be required within the Single Family Detached tract of the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries shall not be required.
5. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.
6. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
 - a. A 8’ high metal fence with brick columns shall be required for the community park.

TOWNHOUSE RESIDENTIAL

III. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Townhouse District set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. Maximum number of townhouse lots shall not exceed 32 lots.
2. The Townhouse units shall have a front setback of 5’ and shall provide rear entry vehicular access through a 24’ wide alley which will also be used as a fire lane.
3. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all HOA open space lots, HOA common areas, and landscaping within HOA areas.

COMMERCIAL

IV. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Commercial Corridor District set forth in Article 4, Section 4.1.C of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

A. SPECIAL CONDITIONS:

1. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be prohibited:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental
 - d. Automobile Repair Minor
 - e. Car Wash
 - f. Vehicle Display, Sales or Service
 - g. Smoke Shop
 - h. Smoking Establishments
 - i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance (adopted as of June 2023)