

PLANNED DEVELOPMENT STANDARDS
EXHIBIT “C”
MONROE FARMS

I. PURPOSE

Monroe Farms is a sustainable neighborhood with the intent to promote: (1) the highest and best use for this location, (2) the natural features of the current landscape, and (3) high quality housing product that will make a beautiful and enduring community which upholds and enhances the quality of the surrounding environment. Monroe Farms strives to be a shining example of what Wylie has to offer.

The Neighborhood Service District, part of the Monroe Farms Planned Development, is a commercial development with the intent to promote: (1) convenient retail shopping, (2) personal services, and/or (3) professional offices serving the needs of Wylie residents. This commercial development strives to be a complementary component to the surrounding residential development and benefits Wylie, as a whole.

RESIDENTIAL

II. GENERAL CONDITIONS:

1. These Planned Development Standards shall not affect any regulations within the Zoning Ordinance (adopted as of 2021), except as specifically provided herein.
2. These Planned Development Standards shall not affect any regulations within the Subdivision Regulations (adopted as of 2003), except as specifically provided herein.
3. Lot to lot drainage shall not be allowed within the Planned Development.
4. The design and development of the Monroe Farms Planned Development shall take place in general accordance with the Zoning Exhibit (Exhibit B). A final plat shall not be approved nor construction of utilities commence prior to the completion of a Conditional Letter of Map Revision (CLOMR). However, a mass grading permit shall be issued to perform necessary grading activities upon City staff approval of the flood study and grading plan. Upon substantial completion, home construction shall be allowed to commence, but occupancy of any structure currently in the 100-year flood plain shall not be allowed until the completion of a Letter of Map Revision (LOMR).

III. SPECIAL CONDITIONS:

1. Section 3.2.B of the Zoning Ordinance is amended as follows:

A. Development Standards: Following are the yard, lot, and space requirements for the Planned Development, including, density, height, lot and unit size.

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Density (<i>Maximum</i>)	
Number of Single family Lots shall not exceed	78
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	10,000
Lot Width (feet)	75
Lot width of corner Lots (feet)	80
Lot Depth (feet)	100
Dwelling Regulations (<i>Minimum</i>)	
Minimum Square Footage	2,400
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards or as amended herein
Yard Requirements (<i>Minimum</i>)– Main Structures	
Front Yard (feet)	25
Side Yard (feet)	7.5
Side Yard of Corner Lots (feet)	12.5
Rear Yard (feet) ¹	25
Lot Coverage	55%
Height of Structures (<i>Maximum</i>)	
Main Structure (feet)	40
Accessory Structure (feet)	No Accessory Structures Allowed

¹ – With the exception of Lots 26-32 Block A and Lots 9-11 Block B on the Zoning Exhibit (Exhibit B), which shall allow a 20' rear yard setback.

2. Section 3.4.D of the Zoning Ordinance - Land Design Standards are amended as follows:

A. 3.4.D.1.a - No public open space easements shall be required in the Planned Development.

3. Section 3.4.E of the Zoning Ordinance - Street and Sidewalk Standards are amended as follows:
 - A. 3.4.E.1.a - No curvilinear streets shall be required in the Planned Development.
 - B. 3.4.E.7.a. - Mailbox clusters shall be provided in the subdivision in conformance with USPS and as generally depicted on the zoning exhibit.
4. Section 3.4.F of the Zoning Ordinance - Architectural Standards are amended as follows:
 - A. 3.4.F.9.a. - In order to encourage variety, the exterior facades of houses on the same side of the street shall vary within every 4 homes. The same exterior facade of home cannot be directly across the street from each other. When a home is constructed, the same combination of brick, stone, masonry-like materials, and paint shall not be used on other houses within four (4) lots on either side of that home.
 - B. 3.4.F.10.a - Front entry garages that face the street shall be allowed.
 - C. 3.4.F.10.b - Garages that are a minimum of 600 square feet shall count as a desirable design attribute.
5. Section 3.2.B of the Subdivision Regulations are amended as follows:
 - A. Alleys shall not be required within the Planned Development.
6. The second point of vehicular access into the development shall be located off the existing drive on the properties to the south and shall be gate restricted for emergency access only. The developer shall be responsible for securing access to off-site access drives and property prior to construction.
7. A Homeowner's Association (HOA) shall be established that will be responsible for maintenance of all perimeter fencing, screening, detention ponds, floodplain areas, HOA open space lots, HOA common areas, and landscaping within HOA areas for the Planned Development.

COMMERCIAL

II. GENERAL CONDITIONS:

1. All regulations of the Neighborhood Service District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of 2021) shall apply.
2. This Planned Development District shall not affect any regulations within the Subdivision Regulations (adopted as of 2003).
3. No site layout will be approved with this proposal nor is a development schedule proposed. Future site design shall be in accordance with the rules, regulations provided in the City of Wylie Zoning Ordinance, and Subdivision Regulations.