

PLANNED DEVELOPMENT STANDARDS

EXHIBIT “B”

ASCEND AT WYLIE

I. PURPOSE

The intent of the Ascend at Wylie development is to provide a unique commercial and low density rental single-family community that balances the land between State Highway 78 and the existing residential neighborhood.

This first-class community will offer a desirable rental alternative for the growing suburban area and will bolster retail patronage along State Highway 78.

II. GENERAL CONDITIONS:

- 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 Multifamily District, as set forth in Article 3, 4, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.
- C. All commercial lots shall follow the standards set in the Zoning Ordinance (adopted as of March 2021).
- D. To ensure concurrency of residential and commercial development, a site plan for either Tract 4 or two of the remaining commercial tracts (Tracts 1, 2, or 3) in the zoning exhibit shall be submitted to the city prior to any residential structure receiving a final inspection or Certificate of Occupancy. Additionally, Tract 4 or two of the remaining commercial tracts (Tracts 1, 2, 3) shall receive a CO from the City prior to the completion (issuance of CO or final inspection) of 75% of the residential units.

III. SPECIAL CONDITIONS:

- A. The following conditions apply to the multi-family residential district:

- 1. Figure 3-6 is amended as follows:

Dwelling Regulations	
Minimum Square Footage	1 BR- 750 sf; 2 BR- 1,000 sf; 3 BR – 1,300 sf
Maximum Density	9.5 Dwelling Units/Gross Acre

Building Separation between detached buildings	7' minimum
Eave Separation between detached buildings	5' minimum
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
Yard Requirements- Main Structures	
Front Yard (feet)	10 from any street frontage
Side Yard (feet)	10 from any interior lot line
Rear Yard (feet)	10 from any interior lot line
Height of Structures	
Main Structure (feet)	14 - eave

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

a. Perimeter Walkways and Landscaping:

- i. Perimeter concrete walkways shall be no less in width than 5 ft. Perimeter landscaping shall be a mixture of large/ canopy and small/ ornamental trees along Anson Parkway and Wylie East Drive. The above description shall be in conformance with base design standards and considered a desirable design attribute.

b. Lighting and Furnishings along open space easements and trails:

- i. Trees shall be placed at a maximum of 30 ft. o.c. with ground- level lights. The project shall not be required to furnish the open space easements and trails with exercise apparatus or benches. The above description shall be in conformance with base design standards and considered a desirable design attribute.

c. The southern landscape buffer shall consist of a 40 ft. wide space that includes a meandering five-foot sidewalk. Trees, shrubs and/or grasses, and sod will be planted within this landscape buffer.

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

a. Curvilinear Streets:

- i. Streets as designed on the zoning exhibit shall be considered in conformance with base design standards.

b. Entry Features and Medians:

i. Decorative entrance and decorative paving along State Highway 78 entrance shall be required. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.

c. Pedestrian Crosswalks:

i. 10-ft wide connected system of ADA compliant stamped concrete walkways shall be provided at the entrances of Anson Parkway and Wylie East Dr. The above shall be considered in conformance with base design standards and furthermore shall be considered a desirable design attribute.

ii. Pedestrian connections shall be provided between the residential and commercial districts. Connections shall be maintained by the owner of the residential district.

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

a. Building Bulk and Articulation

i. Building articulation as depicted in the attached elevation and zoning exhibit shall be considered in conformance with base design standards.

b. House Numbers

i. Unit numbers shall be posted on a wall plaque and will be lit from an overhead porch light or sconce. This shall be considered a desirable design attribute.

c. Exterior Façade Material:

i. Exterior Elevations shall generally comply with the figures immediately below:



FRONT ELEVATION



d. Porch

- i. Community patios shall average 50 square feet in aggregate for all front and back patios and shall be covered by roof lines or pitched covers incorporated into the roof lines of the structure. This shall be considered a desirable attribute.

e. Roof Pitch:

- i. 6:12 minimum roof pitch; with articulation, dormers or hip gables.

f. Roof Eaves:

- i. Hardie Board siding shall be considered in conformance with design standards.

g. Repetition of floor plan and elevations:

- i. The development shall produce repeating floor plans and elevations throughout the community as depicted in the zoning exhibit. The floor plan layout and elevation makeup depicted on the zoning exhibit shall be considered in conformance with the base design standards.

h. Landscaping:

- i. A minimum of 2 caliper inches of new or existing trees and 3 shrubs per unit shall be required located in accordance with the approved landscape plan. Automated, subsurface irrigation system, decomposed granite, and/or artificial turf material shall be permitted in private gated yards.

5. Section 5.2.B Residential and Lodging Uses amended as follows:

a. Single Family Dwelling:

- i. All units shall provide laundry facilities consisting of one washer and one dryer connections for each dwelling unit.
- ii. The development shall not be required to provide a central playground.

b. Screening

- i. A semi-solid screening wall comprised primarily of wrought iron with masonry columns (not less than six, nor more than eight feet in height) shall be constructed along the entire property line separating the district from public rights-of-way, except where visibility triangles or easements are required.
- ii. A semi-solid fence shall be provided at all single-family backyard fencing. The fence shall be comprised of vertical or horizontal wooden planks that are at a minimum of five feet in height.

B. The following conditions apply to the commercial district tracts:

1. All allowable uses that are associated with Zoning District CR Community Retail District shall be allowed. All other uses are prohibited, unless expressly contained herein.

- a. A motor vehicle fueling station and convenience store shall be allowed by right on Tract 4.
- b. A restaurant with drive-thru use shall be allowed by right on Tracts 1, 2, or 3.

2. Exterior Elevations shall generally comply with the figures immediately below:



