

PLANNED DEVELOPMENT STANDARDS

EXHIBIT “C”

MONROE FARMS

I. PURPOSE

Monroe Farms is a sustainable neighborhood with the intent to promote: (1) the natural features of the current landscape, (2) active public open space, 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 convenient retail shopping, personal services, and/or 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. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. Prior to or in conjunction with final platting, all “will-serve” letters for utilities and Certificates of Convenience and Necessity (CCN) shall be completed.
3. 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, all building permits shall be issued, 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).
4. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of 2021) shall apply except for the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	7000
Lot Width (feet)	60
Lot width of corner Lots (feet)	65
Lot Depth (feet)	100

Lot Depth of Cul-de-sac Lots (feet)	80 (<i>average depth of 105</i>)
Dwelling Regulations	
Minimum Square Footage	
Maximum of 20% of the lots	1800
Minimum of 30% of the lots	2000
Minimum of 50% of the lots	2200
Design Standards Level of Achievement	See Section IV Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20
Front Yard of Cul-de-sac & knuckle Lots (feet)	15
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	5
Lot Coverage	75%
Height of Structures	
Main Structure (feet)	36
Accessory Structure (feet)	No Accessory Structures Allowed

III. SPECIAL CONDITIONS:

1. Maximum number of residential lots shall not exceed 120 lots.
2. Alleys shall not be required within 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 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.
6. An approximately 16.9-acre Public Park shall be dedicated, along with improvements outlined in Exhibit “E”, to the City of Wylie in accordance with City’s Subdivision Regulations and approval by the City Council. All drainage, floodway, and utility easements will be determined with engineering plan approval.
7. Prior to issuance of a certificate of occupancy for any dwelling unit, Public Park improvements shall be installed.
8. A Homeowner’s Association (HOA) shall be established that will be responsible for maintenance of all perimeter fencing, screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.

IV. DESIGN CONDITIONS:

A. Land Design Standards

1. A single loaded street shall be constructed adjacent to the dedicated public park.

2. There shall be a 40' buffer with a 6' decorative metal fence with masonry columns every 50' built along Country Club Road.
3. The single loaded street adjacent to the dedicated public park shall be a desirable provided in this section.

B. Street and Sidewalk Standards

1. No curvilinear streets shall be required in the Planned Development.
2. A stone monument identifying the subdivision shall be placed in Lot 1x Block A open space. The monument shall be made with more than one type/color of stone.
3. All crosswalks within the subdivision shall be 7' wide with distinctive striping connecting to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act.
4. A 5' sidewalk shall be required on both sides of public right-of-way throughout the subdivision.
5. A minimum 4' wide, dedicated lead walk, separate from a driveway, shall provide connection between each home and its driveway. This lead walk shall not connect to the street.
6. Mailbox clusters shall be provided in the subdivision with conformance with USPS and as generally depicted on the zoning exhibit.
7. Streetlights shall be placed on decorative poles every 350' on alternating sides of the street throughout the subdivision.
8. Two or more different types/color of stone on the subdivision monument shall be a desirable provided in this section.

C. Architectural Standards

1. At least 20% of the façade shall be offset a minimum of 1' either protruding from or recessed back from the remainder of the façade.
2. The minimum masonry percentage shall be 85% overall. The remaining 15% shall be cementitious fiber cement material.
3. 2nd story front elevation set back over brick shall be allowed with cementitious fiberboard.
4. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a home's façade shall be broken up with dormers or other architecturally compatible appurtenances.
5. Each single-family residential unit shall have a combined patio and/or porch total covered area of a minimum of 150 total square feet of floor area.
6. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios or dormers shall be allowed.
7. Architectural laminated shingles shall be used. 3-Tab Shingles shall be prohibited.

8. 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.
9. Front entry garages that face the street shall be allowed.
10. Each garage shall be a minimum of 400 square feet.
11. Each garage shall incorporate at least two of the following architectural features:
 - a. Sconce lighting
 - b. Decorative banding or molding
 - c. Decorative overhangs above garage doors
 - d. Eyebrow soldier course over garage doors
 - e. Decorative brackets on garage doors
 - f. Columns flanking garage doors.
12. A minimum 6' high board on board cedar fence shall be built along the rear lot line of each residential lot by the home builder.
13. Each residential dwelling shall have sodded front, side, and rear with a minimum of 2 trees and 5 shrubs in the front yard.
14. Two desirables shall be provided in this section: an automated, subsurface irrigation system and board on board fencing.

COMMERCIAL

I. COMMERCIAL 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 Neighborhood Service District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of 2021) shall apply except for the following:

Figure 4-1 - Planned Development – Neighborhood Service (PD – NS)	
Height	
Height of Main Structure (feet)	35
Number of Stories	2
Residential Proximity	Combination of retaining wall and/or max 4:1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Lot Coverage	45%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	Double Side & Rear Setback – 10' required landscaping w/ Screening
Nonresidential Use Adjacent to Multifamily	NA
Service and Loading Areas	Not visible from public street or adjacent residential uses

II. COMMERCIAL SPECIAL CONDITIONS:

1. 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, Subdivision Regulations, and Figure 4-1 of this PD.