

# PLANNED DEVELOPMENT STANDARDS

## EXHIBIT “B”

### PARCHAUS™ WYLIE

#### I. PURPOSE

The intent of the parCHAUS™ development is to provide a unique low-density rental townhome community that is harmonious with the quaint suburban lifestyle that exists within the City of Wylie. The professionally managed high-quality townhome community will offer a desirable rental alternative for the growing suburban area and will promote retail patronage and growth north along highway-78 and within the historic downtown district.

#### 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, 5, and 7 of the Comprehensive Zoning Ordinance (adopted as of March 2021) shall apply herein.

#### III. SPECIAL CONDITIONS:

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

Figure 3-6 – Planned Development – Multifamily District (PD–MF)	
Minimum Dwelling Size	1BR – 600sf, 2BR – 900sf,
Maximum Density	9.21 units per gross acre
Building Separation Between Detached Buildings	10-ft between non-sprinkled, 8-ft between 13D sprinkled buildings
Design Standards Level of Achievement	Building elevations fronting fire lanes and public rights-of-ways shall include a combination of exterior veneer masonry, masonry-type product, stone, board and batten, and horizontal Hardie board material.
Parking Space Dimensions	Parallel spaces – 8’ X 22’ Pull-in parking – 10’ X 20’ Garage Entry – A minimum of 200 square feet
Main Structure Height	25 feet top of plate

#### Additional Provisions

- Non-enclosed attached patio covers and enclosed yards, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements

<sup>1</sup> Townhall Meeting Survey

<sup>2</sup> Templeton Demographics School Impact Study

<sup>3</sup> City Tax by Product Use Equivalency Table

<sup>4</sup> Lee Engineering Traffic Impact Study

above. Patio covers and enclosed yards shall be allowed to extend into the rear setback no closer than 10ft from the property line.

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

1. Public Open Space Easements:
  - a) Buffer width to rear of house besides open space and parallel street are set as depicted in the zoning exhibit and are considered in conformance with base design elements and shall be considered a desirable design attribute.
2. Perimeter Screen Along Thoroughfares:
  - a) Perimeter landscape buffer shall be 10ft with a total building setback of 30ft with 6ft wrought iron between brick or stone columns (100ft o.c.) along highway 78 and east Brown. Units abutting thoroughfare shall be configured so that garages shall not front the perimeter. Residential lots shall be allowed to back thoroughfare. Property line abutting the creek ways or parkland shall not require screening or additional setbacks/buffers. The aforementioned shall be considered in conformance with base design standards.
3. Perimeter Walkways and Landscaping:
  - a) Perimeter concrete walkways shall be no less in width than 5ft. Perimeter landscaping shall be a mixture of large/canopy and small/ornamental trees along eastern public open space adjacent to floodways and highway 78. No sidewalk improvements shall be required on east Brown. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.
4. Lighting and Furnishings along open space easements and trails:
  - a) 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. Section 3.4.E Street and Sidewalk Design Standards amended as follows:

1. Curvilinear Streets:
  - a) Streets as designed on the zoning exhibit shall be considered in conformance with base design standards.
2. Entry Features and Medians:
  - a) Decorative round-about at entrance and decorative paving at SH 78 and East Brown development entrance 7-ft wide cross-walks shall be required. The above description shall be in conformance with base design standards and furthermore shall be considered a desirable design attribute.
3. Street Name Signs:
  - a) Unique neighborhood designed directional street signs shall be utilized across the property. The above description is in conformance with base design standards and shall be considered a desirable design attribute.
4. Pedestrian Crosswalks:
  - a) 7-ft wide connected system of ADA compliant decorative pavers. The above description shall be considered in conformance with base design standards.
5. Perimeter Alleys:
  - a) Alleys at highway 78 shall be perpendicular to the thoroughfare. Lots shall be situated as shown on the zoning exhibit. J-turn pavement shall be permitted to

extend into the 30-ft setback as shown in the site plan. The above description shall be considered in conformance with base design standards.

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

1. Building Bulk and Articulation:
  - a) Building articulation and minimum square feet of 1st floor as a percentage of 2nd floor depicted in the attached elevation and zoning exhibit shall be considered in conformance with base design standards.
2. Exterior Façade Material:
  - a) Building streetscape fronting fire lanes and public rights-of-way shall be constructed of masonry, masonry-type product, stone, board and batten, horizontal Hardie board in the proportion shown in the building elevations within exhibit. All exterior facades facing within courtyards, abutting other units, east and west creek way easements, private amenities, or walls with a garage door shall primarily be comprised of a vertical board and batten, Hardie board siding, or like-kind product. The above description shall be considered a harmonious design with adjacent communities and in conformance with base design standards set forth in Figure 3-9c.
3. Porch:
  - a) Community patios shall average 60 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 structure. The above description shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.
4. Roof Pitch:
  - a) 6:12 minimum roof pitch; with articulation, dormers or hip gables.
5. Roof Eaves:
  - a) Hardie Board siding shall be considered in conformance with base design standards.
6. Repetition of floor plan and elevations:
  - a) The development shall produce repeating floorplan 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 base design standards.
7. Garage Entry:
  - a) Garages shall be allowed to face primary streets as shown on the zoning exhibit. Garages shall be a minimum of 200 square feet. The garage layout depicted on the zoning exhibit shall be considered in conformance with base design standards.
8. Fencing:
  - a) Wrought iron and or board on board fencing shall be permitted. As a minimum board on board shall be constructed where units share a fence line for privacy. The above description shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.
9. Landscaping:
  - a) 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. The above description

shall be considered in conformance with base design standards and furthermore shall be considered desirable design attribute.

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

1. Multifamily Dwelling:

- a) All multifamily units shall provide laundry facilities consisting of 1 washer and 1 dryer connections for each dwelling unit.
- b) The development shall not required to provide a central playground. The development shall include park land dedication and park improvements to be reviewed and recommended by the Parks Board. The value of recommended park improvements and upland park dedication shall be credited toward normally due park fees.

F. Section 7.1 Residential adjacency and Proximity Standards:

1. Screening:

- a) The owner of the non-residential district shall not be required to construct a solid screening wall to the east and west flood easements. A semi-solid screening wall comprised primarily of wrought iron with masonry podiums 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.