

Wylie Senior Living Apartments

EXHIBIT "B"

Conditions For Planned Development 2021-26

I. PURPOSE:

The purpose of this Planned Development is to allow for an affordable age restricted senior living apartment development.

II. GENERAL CONDITIONS:

1. These Planned Development Conditions shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Wylie Senior Living Apartments shall take place in general accordance with the Zoning Exhibit (Exhibit C). The approval of a corresponding plat and site plan shall be required before the commencement of development.
3. The project will be developed under IRS Section 42 4% Low Income Housing Tax Credit Program and shall be subject to all applicable rules and regulations as they currently exist or may be amended.

III. SPECIAL CONDITIONS:

1. Section 3.3.B of the City of Wylie Zoning Ordinance shall be amended as follows:

Planned Development - Multi-Family

- A. Purpose - The purpose of this Planned Development is to allow for an affordable age-restricted senior living apartment development. Affordable Age-Restricted Multi-family housing requires a head of household to be 55-years old or older.
- B. Permitted Uses - Allowed uses shall be limited to age-restricted multi-family, and reasonable accessory uses.
- C. Development Standards: Following are the yard, lot and space requirements for the PD, including density, height, lot and unit size.

Minimum lot size	15 acres
Minimum lot width	Generally, per zoning exhibit or 1000'
Minimum lot depth	Generally, per zoning exhibit or 750'
Minimum unit size (square feet)	Studio-560, One Bedroom-710, Two Bedroom-1000
Maximum density	13 units per gross acres
Building Separation	50'
Front Setback	40'
Side Setback	100'
Rear Setback	400'
Maximum height of main structure	55'

D. Additional Provisions: Refer to additional requirements in Article 7, General Development Regulations.

2. Section 5.1.B.7 Parking Requirements are amended to allow 1.25 parking spaces per dwelling unit.