

**PLANNED DEVELOPMENT STANDARDS**  
**EXHIBIT “C”**  
**COLLEGE PARK**  
**2023-18-PD**

**PURPOSE**

College Park is a sustainable neighborhood with the intent to promote a gradual transition of single family detached residential living with a higher density townhouse community. The neighborhood is accompanied by open spaced amenities and a commercial retail component.

**GENERAL CONDITIONS**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. A traffic Impact Analysis (TIA) shall be completed and accepted by the City prior to the final approval of a preliminary plat.
3. The development shall be required to have an Home Owners Association (HOA) in which the Covenants, Conditions, and Restrictions (CCRs) shall address clubhouse hours of operation, lighting, and noise rules that meet or exceed city standards at adoption. The CCRs shall be submitted to and accepted by the City prior to the approval of the preliminary plat.
4. In order to promote concurrence of development the following shall be required:
  - a. A preliminary plat for the entire site shall be submitted as one subdivision.
  - b. A minimum of 10,000 square feet of commercial space on one lot, along with all customary infrastructure requirements shall be completed and receive approval by the City, through a shell building certificate of occupancy, prior to the final inspection of any single family residence, except up to three model homes.
  - c. A minimum of 20,000 square feet of commercial space on two separate lots, along with all customary infrastructure requirements shall be completed and receive approval by the City, through a shell building certificate of occupancy, prior to the 40th single family residence final inspection.

**SINGLE FAMILY DETACHED RESIDENTIAL**

**II. GENERAL CONDITIONS:**

1. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
2. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

**A. SPECIAL CONDITIONS:**

1. Maximum number of residential detached lots shall not exceed 50 lots.
2. Alleys shall not be required within the Single Family Detached tract of the Planned Development.
3. All homes within the community shall have front entry garages.
4. J-swing garage entries shall not be required.
5. All homes on the north side of Street D as shown on the exhibit (Lots 1-16, Block A) shall be one-story homes or if two story, shall not have windows or balconies on the second story or above 10'.
6. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.
7. A Homeowner's Association (HOA) shall be established that will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
  - a. A 8' high metal fence with brick columns shall be required for the community park.

## **TOWNHOUSE RESIDENTIAL**

### **III. 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 Townhouse District set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit "B" (Zoning Exhibit).

### **A. SPECIAL CONDITIONS:**

1. Maximum number of townhouse lots shall not exceed 32 lots.
2. The Townhouse units shall have a front setback of 5' and shall provide rear entry vehicular access through a 24' wide alley which will also be used as a fire lane.
3. A Homeowner's Association (HOA) shall be established that will be responsible for maintenance of all HOA open space lots, HOA common areas, and landscaping within HOA areas.

## **COMMERCIAL**

### **IV. 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 Commercial Corridor District set forth in Article 4, Section 4.1.C of the Comprehensive Zoning Ordinance (adopted as of June 2023) shall apply except as specifically provided herein.
3. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit).

**A. SPECIAL CONDITIONS:**

1. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be prohibited:
  - a. Sexually Oriented Business
  - b. Equipment Rental
  - c. Automobile Rental
  - d. Automobile Repair Minor
  - e. Car Wash
  - f. Vehicle Display, Sales or Service
  - g. Smoke Shop
  - h. Smoking Establishments
  - i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance (adopted as of June 2023)