

## EXHIBIT B

### Planned Development District

#### Westgate Apartments

ZC 2021-09

**1.3 Relationship to Other Plans** – Unless otherwise expressly stated in this exhibit and the accompanying concept plan (Exhibit B), Westgate Apartments shall abide by all the rules and regulations of the City of Wylie Zoning Ordinance in place at the time of enactment (2021-02).

**3.3.B.1 Purpose** – The purpose of this Planned Development (PD) is to allow for a development allowing a mix of high-density residential and commercial uses in a walkable living environment. This PD will address the semi-urban residential and retail needs within the City of Wylie.

#### **3.3.B.3 Design Standards –**

**Figure 3.6 – Multifamily District**

Minimum Dwelling Size	EF – 590sf, 1BR – 675sf, 2BR -1,000sf, 3BR - 1,250sf
Maximum Density	25 units per gross acre
Design Standards	Section 3.4 of this PD and Zoning Ordinance
Front Yard setback (feet)	25
Main Structure Height	65 feet
Accessory Structure Height	18 feet

**3.4.A Design Standards Review** – All development within this PD will achieve all of the design standards from Article 3 as follows, replacing the applicable section of ‘base’ and ‘desirable’ standards in the Zoning Ordinance.

**3.4.D.3.a Provision of Public Pathways – Perimeter walkways and landscape, Base Standard** - All Residential Developments shall provide an eight foot minimum concrete public walkway with a 10 foot minimum width landscape buffer at the front perimeter of the development to provide access to the subdivision. Large canopy trees shall be provided at 50 ft o.c. The walkway may be located partially in the landscape buffer and partly within the street right-of-way parkway and must be placed a minimum of five foot off the curb. Minimum size for shade trees shall be 3 inches in caliper and 14 to 16 feet in height. Ornamental shade trees shall have a minimum diameter of 3 inches, while ornamental flowering trees shall be eight to ten feet in height.

**Figure 4-2 – Community Retail District (CR)**

**Height**

Height of Main Structure (feet)	36
Number of Stories	2
Residential Proximity	3 : 1 slope from residential lot line

**Building Placement and Coverage**

Front Yard Setback (feet)	25
Side Yard Setback (feet)	5
Rear Yard Setback (feet)	5

**Buffering and Screening**

Nonresidential Use Adjacent to Multifamily	Double Side & Rear Setback – 5' required landscaping w/screening
Service and Loading Areas	No dedicated service loading area, private loading

**4.3.D.1a Building Placement** - There will be two (2) entrances/facades for the restaurant, one oriented facing Westgate Way right-of-way and the other facing a private drive within mixed use development.

**4.3.D.4a Location of Service Areas and Loading** – There is not a dedicated loading area for the restaurants, but the private drive is considered a loading access.

**4.3.F.1a Architectural Features** – Architectural design features will be compatible with attached photos to achieve the required materials and façade articulation to meet Planning & Zoning and Building Official approvals.

**4.3.F.2a Building Articulation, Form and Massing** – Architectural design features will be compatible with attached photos to achieve the required materials, projections, recessed areas, canopies, projection heights, or other architectural elements for façade articulation to meet Planning & Zoning and Building Official approvals.



**5.1 Land Use Charts** – Phase 1 consist of any use allowed within the High-Density Residential and Commercial Retail (CR) columns in section B, D, E & F of Figure 5-3 (Land Use Tables), whether by-right or as an SUP, shall be allowed by-right within the PD. Phase II (Hatched South property) on site plan Exhibit B, will be any use allowed within Commercial Retail (CR) columns in section B, D, E, & F of Figure 5-3 (Land Use Tables).

**5.2.B.7b Multifamily Dwelling Additional Provisions** - A playground shall not be required. Building numbers shall be placed on each building. On-site staff will be utilized to assist with directions about the property. A trash compactor will be provided for residence in lieu of a lidded dumpster. Covered mail boxes shall be incorporated into the design at the clubhouse.

### **7.3.C.1 Off Street Parking Requirements**

All on-site parking shall be as follows:

- Multi-family – 1.6 spaces per unit in Phase 1, 1.8 spaces per unit in Phase II.
- All parking for other uses will be shared among mixed used development

The developer will endeavor to work with the City's Public Arts Advisory Board liaison for potential art throughout the development.