

Jericho Village™ Apartments

EXHIBIT “B” Planned Development Conditions

I. PURPOSE:

The purpose of this Planned Development is to provide a community of mixed income, affordable apartments in a suburban village setting. The community will provide wrap-around services through an on-site community center for social workers to assist Villagers with support such as access to childcare, transportation, workforce training, and counseling. By offering mixed-income rental homes and support services, the goal of Jericho Village™ will be to provide individuals and families with both economically attainable housing and the tools needed to retain or attain economic, emotional, and physical stability.

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 Jericho Village™ 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.

III. SPECIAL CONDITIONS:

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

Planned Development - Multi-Family

- A. Purpose - The purpose of this Planned Development is to allow for an affordable apartment development and on-site social services.

- B. Permitted Uses - Uses shall be limited to Multi-family dwelling, Accessory Community Center, and reasonable outdoor use as depicted on the zoning exhibit.
- C. Development Standards: Following are the yard, lot and space requirements for the PD, including density, height, lot and unit size

Minimum unit size (square feet)	Studio - 450, One Bedroom- 650, Two Bedroom – 800, Three Bedroom - 1100
Maximum density	38 Units maximum
Community center	Maximum 3,000 SF
Building Separation	10' minimum
Front Setback	20'
Side Setback	10'
Rear Setback	10'
Maximum height of main structure	36'

- D. Additional Provisions: Section 7.1 Residential Adjacency and Proximity Standards of the Zoning Ordinance shall not apply. Setbacks are as noted in II.1.C above.

2. Section 4.3.D Land Design Standards are amended as follows:

- a Desired Land Design requirements are achieved by projects in accordance with the following criteria using generally accepted Xeriscape standards.
- b Trees and shrubs shall be planted along the entirety of the southern lot line as generally depicted on the Zoning Exhibit. Trees shall be a minimum of 10' tall at planting with an expected growth to a minimum of

20'. Trees shall be spaced no more than 40' on-center to maximize screening to the adjacent property owners and minimize overgrowth into those same properties.

3. Section 5.1.B.7 Parking Requirements are amended to allow 1.5 parking space per dwelling unit and one parking space per 500 square feet of publicly accessible square feet in the community center as generally depicted on the zoning exhibit.