

LADERA - WYLIE
DEVELOPMENT REGULATIONS
Planned Development – 47.374 Acres

I. PURPOSE

Ladera - Wylie is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center "The HUB" with pool, pickle ball courts, chill zones (passive open space amenities), amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Wylie. The legal description for the property is provided as Exhibit "A".

II. DEVELOPMENT PLAN

The property shall be developed in accordance with the City of Wylie regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "B"), Perimeter Fencing Plan (Exhibit "C"), Building Elevations (Exhibit "D"), and Fire Separation (Exhibit "E").

III. USES

A. Permitted Uses - The following uses shall be permitted by right:

- 1) Single Family Detached Dwelling-Shall be age restricted to residents 55 years of age and older.
- 2) Activity Center (HUB)
- 3) Community Pool

B. Accessory Uses - The following uses shall be permitted as accessory uses:

- 1) Gazebos
- 2) Pavilions
- 3) Tennis/Pickle Ball and Sport Courts
- 4) Accessory Buildings
- 5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, streets, storm drain, entry features, accessory structures, and perimeter walls/fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape setback.

VI. AREA REQUIREMENTS

Ladera - Wylie is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred sixty-eight (168) dwelling units. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum*	20' Minimum	15' Minimum

*Fire Separation per the attached exhibits (Exhibit "E"), the fire wall ratings are per the 2021 IRC, and allow for units within 6'.

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,322**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 47.374-acre site.

** Air-conditioned space, not inclusive of garage, patio or porch.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera - Wylie shall not exceed four (4) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of (47.374) acres.

IX. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "D".
- B. Residential buildings and the activity center shall be eighty (80) percent masonry including one hundred (100) percent brick or stone on the main floor. An exception to that requirement is if the Activity Center use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to dormers and shed roofs.
- D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.

- E. Elevation repetition. Each unique house elevation shall not be repeated on the lot most directly across the street, nor shall it be repeated on two lots in either direction on the same side of the street. A wide variety of elevations is provided as it augments the character of the subdivision and reduces monotony of design.
- F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.
- G. Each home will have a garage door with a factory simulated wood grain texture, with accompanying hardware.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the standards below and as shown on the Perimeter Fencing Plan (Exhibit "C"),

- A. There shall be an ornamental metal fence, wood, masonry, or pre-cast (Simtek) wall of at least six (6) feet in height located around the perimeter of the property. The Simtek, masonry, or wood fence will be on the North side and South side of the project, as detailed on the Development & Fencing Plans. The West side will be 6' ornamental metal fence. The East side along Country Club Road will be a 6' masonry screening wall with columns.
- B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Wylie.
- C. Residential fencing for each Unit shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
- D. Residential fencing shall be permitted within the twenty-foot (20) perimeter landscape buffer.
- E. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

XI. PARKING

Off-street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "B", Fire Lane Exhibit "B-1", and Parking Exhibit "B-2".

- A. Each dwelling shall have two (2) parking spaces within the garage, as well as having two (2) parking spaces in the driveway. Each dwelling has a 20' setback from the back of curb. All dwellings have an inset garage that provides the allowable distance for vehicles to not overhang the sidewalk or into the street.

XII. STREETS, ACCESS, AND UTILITIES

- A. The proposed streets shall be privately maintained by the Condominium Owners Association of Ladera - Wylie.

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- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association of Ladera - Wylie.
- D. HDPE shall be an acceptable material for the installation and construction of the private storm drain systems. HDPE pipe shall be installed in accordance with the pipe manufacturer specifications and geotechnical recommendations for the project.
- E. All water, per the March 30, 2010, Wholesale Water Supply Contract between Wylie and Parker will be public utilities per the agreement. Sewer to serve the project will be public utilities provided by the City of Wylie. Water and sewer will be maintained by the City of Wylie.
- F. Developer shall construct an eight (8) foot wide concrete sidewalk along Country Club Road for public use. The eight (8) foot sidewalk shall be maintained by the City of Wylie. The meandering public sidewalk will be installed within the existing right-of-way or public sidewalk easement.
- G. Developer shall construct a median break, north bound left turn lane, and south bound right turn lane for the connection to Country Club Road.
- H. A secondary emergency access connection to the Rita Smith Elementary School Drive shall be provided opposite the entrance to Gateway Community Church. This will be documented by agreement between the School District and Integrity Group (Ladera) as part of the construction plans after zoning approval. For zoning approval, email documentation will be provided to staff.
- I. A private 5' or 6' concrete trail system will be installed inside the perimeter of the fencing for use by the residents.

XIII. OPEN SPACE

The minimum required designated open space area shall be twenty-five percent (25%) of the gross land area.

- A. The perimeter landscape buffer shall be counted toward open space.

XIV. PHASING

Ladera - Wylie is subject to the Phasing Line as shown in Exhibit "B". The phase line may be adjusted at time of construction plans and platting.

XV. TIMING OF AMENITIES AND MODELS

Ladera business model works for maximum results by allowing the start of construction of main amenities and two (2) models, shown on Exhibit B, along with four (4) speculative after streets are constructed for fire protection, prior to acceptance of the subdivision by the City of Wylie.

XVI. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

XVII. FLOODPLAIN RECLAMATION

- A. Floodplain reclamation will be required for a portion of an Un-Named Tributary to Muddy Creek as part of the development.
- B. It shall be necessary to submit a Floodstudy in accordance with the City of Wylie regulations and ordinances for any impacts to the existing floodplain. The Floodstudy will include the ultimate developed conditions for watershed.
- C. A CLOMR shall be submitted to the FEMA for approval. The CLOMR will need to be approved by FEMA before any building permit may be released for construction within the effective floodplain.
- D. Upon approval of the Floodstudy by the City of Wylie, a grading permit application shall be submitted to the City of Wylie for approval. The grading permit shall allow the developer to perform "At-Risk" grading, paving, and utility improvements within the effective floodplain upon submittal of the CLOMR to FEMA for acceptance.
- E. Upon completion of the grading and utility improvements, a LOMR shall be submitted to FEMA for the asbuilt improvements to update the Flood Insurance Rate Map for the Un-Named Tributary to Muddy Creek, and demonstrate all residential units are located outside of the ultimate developed 100-yr floodplain.
- F. Upon approval of the CLOMR and acceptance of the development improvements by the City of Wylie, no building permits shall be allowed for any residential units located within the effective floodplain, until such time as the LOMR has been approved by FEMA. Units 66-72 and 122, and a portion of Street "A" as shown on the development plan require floodplain reclamation. Other units may require floodplain reclamation subject to final design and Unit mix by the developer. Any adjustments from the Development Plan will be included in the floodstudy & CLOMR submitted to the City and FEMA for approval.