

Exhibit B
PROPOSED MONROE LAKE WYLIE PLANNED DEVELOPMENT CONDITIONS
Zoning Case 2021-15

A. Purpose.

The purpose of this planned development district is to allow a mixed-use development on an approximate 47.3 acre parcel located at 2301 FM 1378, adjacent to Country Club Rd. This community will contain retail, personal service, multifamily and a major open space amenity. The regulations in this Planned Development (PD) District will allow for an innovative development project that can assist in the implementation of the Comprehensive Plan and other development goals and objectives.

B. District Regulations

1. General.

- a. Subdistricts established: This PD shall be developed in three subdistricts as follows: i.

Subdistrict 1: Retail Subdistrict

- ii. Subdistrict 2: Multifamily Subdistrict (Single Family Rental)

- iii. Subdistrict 3: Open Space Subdistrict

- iv. The zoning exhibit (Exhibit C) shall serve as a subdivision concept plan for purposes of Zoning and Land Design, Street and Sidewalk requirements. Separate plat submittals for all subdistricts shall be required. A separate site plan submittal for Subdistrict 1 & 2 shall be required.

2. Development of the Property shall generally conform to the following regulations:

a. Retail Subdistrict:

- i. Except as otherwise provided herein, development of the Retail Subdistrict shall comply with the Community Retail District regulations of the April 2021 Zoning Ordinance of the City of Wylie.
- ii. Permitted Uses: Uses permitted in the Community Retail District are permitted in the Retail Subdistrict. Additionally, the following uses are permitted by right and do not require additional requirements or a Special Use Permit:
- a. Financial Institution (with drive-thru)
 - b. Dry Cleaning or Laundry, Drop-off or Self Service
 - c. Restaurant with Drive-in or Drive-through Service
- iii. Development Standards: Following are the yard, lot and space requirements for the Retail Subdistrict, including density, height, lot and unit size.

Retail Subdistrict	
Height	
Height of Main Structure (feet)	36
Number of Stories	2
Residential Proximity	NA
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Lot Coverage	45%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	NA
Nonresidential Use Adjacent to Multifamily	Double Side & Rear Setback – 5' required landscaping w/screening
Service and Loading Areas	Not visible from public street

b. Multifamily Subdistrict

- i. Except as otherwise provided herein, development of the Multifamily Subdistrict shall comply with the Multifamily District regulations of the April 2021 Zoning Ordinance of the City of Wylie .
- ii. Permitted Uses: Uses permitted in the Multifamily District are permitted in the Multifamily Subdistrict including the following:
 - a. Single Unit Rental Home
- iii. Parking: 2.0 spaces per unit. Tandem parking spaces are allowed by right.
- iv. Development Standards: Following are the yard, lot and space requirements for the Multifamily District, including density, height, lot and unit size.

Multifamily Subdistrict	
Lot Size	
Lot Area (sq. ft.)	43,560
Lot Width (feet)	As shown on the Zoning Exhibit
Lot width of corner Lots (feet)	NA
Lot Depth (feet)	As shown on the Zoning Exhibit
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1 BR- 850 sf 2 BR- 1,000 sf 3 BR – 1,200 sf
Maximum Density	11 Dwelling Units/Gross Acre
Building Separation between detached buildings (feet)	20
Design Standards Level of Achievement	See Section B.2.(c), (d), and (e) below
Yard Requirements – Main Structures	
Front Yard (feet)	30 from any public street frontage
Side Yard (feet)	20 from any interior lot line
Side Yard of Corner Lots (feet)	NA
Side Yard of allowable nonresidential use (feet)	NA
Rear Yard (feet)	20 from any interior lot line
Rear Yard Double Front Lots (feet)	NA
Maximum Height of Structures	
Townhome Main Structure (feet)	40 feet and 3 stories (max 33% of townhome units)
Single Unit Rental Home Structure (feet)	29 feet and 2 stories
Accessory Structure (feet)	14

c. Land Design Requirements. Development of the Property shall comply with the Land Design

Requirements in the following table which replace the Land Design Requirements in Figure 3- 9(a) in the April 2021 Zoning Ordinance of the City of Wylie:

Land Design Requirements (For all Residential Districts unless specified otherwise)	
Element	All Development must comply fully with all listed below
Public Open Space Easements	a. 30 ft wide buffer with 8 ft wide trail to rear of houses beside open space and perpendicular 30' wide access from street. b. Partial single-loaded street along open space.
Perimeter Screen Along Thoroughfares	25 ft wide landscape buffer along Country Club Road with large canopy trees 50 ft. o.c.
Walkways and Landscape Along Country Club Rd.	Large canopy trees 50 ft. o.c. and 5 ft. concrete walk.
Lighting and Furnishings along open space easements and trails	None.

- d. Street and Sidewalk Requirements. Development of the Property shall comply with the Street and Sidewalk Requirements in the following table which replace the Street and Sidewalk Requirements in Figure 3-9(b) in the April 2021 Zoning Ordinance of the City of Wylie:

Street and Sidewalk Requirements (For all Residential Districts unless specified otherwise)	
Element	All Development must comply fully with all listed below
Curvilinear Streets	N/A
Entry Features and Medians	Architectural features on stone screen wall or stone monument within landscaped median to first cross street, with decorative paving and crosswalks.
Signage at Entries	Incorporated into screen wall or monument sign within median or landscape buffer and illuminated by means other than street lights.
Street Name Signs	a. Including block numbers, incorporated with street lighting coordinated throughout.
Pedestrian Crosswalks	10 ft or wider, decorative pavers.
Sidewalk Locations	Minimum 5 ft wide as shown on the Zoning Exhibit.
Mail Boxes	N/A – mail to be located within leasing/amenity building or stand alone building
Sidewalk Lighting	None.
Perimeter Alleys	N/A

- e. Architectural Requirements. Development of the Property shall comply with the Architectural Requirements in the following table which replace the Architectural Requirements in Figure

3.9(c) in the April 2021 Zoning Ordinance of the City of Wylie:

Architectural Requirements (For all Residential Districts unless specified)	
Element	All Development must comply fully with all listed below
Building Bulk and Articulation	Minimum 25% of street façade offset minimum 1 ft.
House Numbers	a. Stone plaque with number beside main entry. b. Lighted front wall plaque.
Exterior Façade Material	a. Masonry or fiber cement lap siding and panels. b. Masonry or fiber cement fascia, soffits and under hangs includes porches. c. Faux wood front door with and without glass inserts. d. Operable and fixed vinyl windows. e. Faux cedar metal garage doors. f. 30-year architectural shingles. g. Other materials permitted by the Zoning Ordinance.
Chimneys	a. Chimney enclosed with masonry matching exterior walls and capped. b. 40% stone to match house accent material.
Roof Pitch	a. For single unit rental home, 8:12 minimum roof pitch; with articulation, dormers or hip/gable. b. For townhomes, 6:12 minimum roof pitch, with articulation, dormers or hip/gable.
Roof Materials	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint rooftop accessories to match.
Roof Eaves	No wood fascia or soffit.
Repetition of floor plan and elevation	a. For single unit rental home: 7 lots skipped on same side of street before repeating similar elevation; 4 lots skipped opposite side of street. b. For townhomes: None.
Garage Entry	Garage shall be a minimum of 500 square feet in size.
Dwelling Size	Minimum dwelling size exclusive of garages and breezeways.
Fencing	Fencing not required. If fencing is provided along the side and/or rear, it shall be minimum 4 feet tall wood or wrought iron.

Landscaping	a. Established front lawn and minimum 2 trees and 5 shrubs in front yard. b. Automated, subsurface irrigation system.
Outdoor Lighting	Front entry and drive/garage illuminated by standard porch light.
Conservation/Sustainability	Complies with Energy component of Building Code.

f. Open Space Subdistrict

- i. The open space shall generally be improved as outlined in the Parks Exhibit.
- ii. Permitted Uses: Uses permitted in the Open Space Subdistrict District include the following:
 - a. Accessory Agricultural Buildings
 - b. Community Park, Recreation Center, (Public or Private)
 - c. Neighborhood Park or Playground
- iii. Impoundment resolution of 4-acre pond - The applicant, property owner, and developer agree to resolve, of their own accord, any and all legalities with all appropriate parties regarding water impoundment on the property. An appropriate agreement beyond this planned development, regarding said impoundment resolution between the City of Wylie and the applicant shall be a condition of application, consideration, or approval of a preliminary plat for any of the property. Preliminarily, the City acknowledges that it's sole contribution toward the impoundment resolution shall be a maximum of \$120,000 toward legal costs.
- iv. To provide separation from the park and private property owners, the developer shall construct a fence, materials of which will be determined by developer and city staff, along the entirety of the northern boundary of the Open Space Subdistrict

