

**PLANNED DEVELOPMENT STANDARDS
FOR
28.38 ACRES**

- I. Tract 1. The commercial area of the subject property consisting of approximately 4.68 acres (the “Commercial Zone”) is intended to provide hospitality, service, retail and office uses that support the medical and educational developments in the immediate area and shall develop in accordance with Section 146, Article III, 146-112 (“C-2 – Local Commercial District), and as amended, except as noted below:
1. Additional Permitted Use: hotel and motel, for which a specific use permit (“SUP”) is required under C-2, shall be additional permitted uses without the requirement of an SUP.
- II. Tracts 2 and 3. The residential area of the subject property consisting of approximately 23.7 acres (the “Residential Zone”) shall develop in accordance with Section 146, Article III, 146-79 (“MF-1” – Multiple Family Residential – Low Density District) of the Zoning Ordinance, and as amended, except as noted below:
1. Development Standards:
- a. Maximum density shall be 10 units per gross acre;
 - b. No more than six (6) dwelling units shall be permitted within a single building;
 - c. Required minimum front yard setback along State Highway 5 shall be 50 feet within which walkouts, stoops and patios shall be permitted to encroach 5’;
 - d. Required minimum rear yard setback along Spur 399 shall be 25 feet;
 - e. Required minimum side yard setback along Frisco Road shall be 20 feet within which walkouts, stoops and patios shall be permitted to encroach 5’;
 - f. 30% of the street yard adjacent to State Highway 5, Spur 399 and Frisco Road shall be devoted to landscaping as an element to meet the exceptional quality requirement of the PD;
 - g. Tandem spaces designed in front of attached garages shall count towards required parking, but the lack of a tandem space shall not require an additional 0.5 parking space;
 - h. Covered parking spaces may be constructed of steel frame with gabled standing seam steel roofs and steel columns clad in painted wood;
 - i. Paving for parking is permitted within minimum yards, but not within required open space or landscape buffers;
 - j. Minimum building separations front to rear and from rear to rear shall be 15 feet within which residential patios, flatwork and fences may be place; side to side shall be 10 feet;
 - k. One landscaped median will be required at the main entrance for each of Tracts 2 and 3; however, no median landscaping shall be required at existing shared entrances with other developments along Highway 5;
 - l. Fencing shall be permitted within minimum side yards and landscape buffers along common boundaries with adjacent multi-family developments;
 - m. Fencing shall be permitted within side yards and landscape buffers along Frisco Road;
 - n. Perimeter screening walls shall not be required between multi-family and non-residential uses or along any multi-family side or rear property lines that do not abut single family uses;
 - o. Gates shall not be required;
 - p. All residential units within Tracts 2 and 3 shall be considered as a single development for purposes of conforming to the required amenities.

All provisions contained in the Code which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.