

PLANNING  
City of Carrollton  
Date: 05/07/2013

PLANNED DEVELOPMENT NO. 123  
DEVELOPMENT NAME: THE RIDGE

ORDINANCE NUMBER \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY REPEALING PLANNED DEVELOPMENT NUMBER 123 AS ESTABLISHED BY ORDINANCE NO. 3479 ON MARCH 6, 2012 AND RE-ESTABLISHING PLANNED DEVELOPMENT NO. 123 WHICH PROVIDES FOR THE (SF-5/12, SF-6.5/12, SF-8.4/18 AND SF-10/18) SINGLE-FAMILY RESIDENTIAL DISTRICTS, THE (SF-TH) SINGLE-FAMILY TOWNHOUSE DISTRICT, THE (MF-18) MULTI-FAMILY DISTRICT, THE (LR-2) LOCAL RETAIL DISTRICT AND THE (FWY) FREEWAY DISTRICT UPON PROPERTY LOCATED ON THE NORTHWEST CORNER OF OLD DENTON ROAD AND CARROLLTON PARKWAY; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its regular meeting held on the Fourth day of April, 2013, the Planning and Zoning Commission considered and made recommendations on a certain request to amend a Planned Development District (Case No. 12-12Z1);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS:

Section 1.

That Ordinance Number 3479 as established on March 6, 2012, is hereby repealed in its entirety.

Section 2.

That Planned Development Number 123 is hereby re-established for an approximately 322-acre tract of land located north of Hebron Parkway between SH 121 and Old Denton Road, situated in Harrison Young Survey, Abstract No. 1448, the W.J. Jackson Survey, Abstract No. 671, the W.A. Ferris Survey, Abstract No. 437, the W.J. Bonner Survey, Abstract No. 123, the El Paso Irrigation Company Survey, Abstract No. 408 and the W.C. Cantwell Survey, Abstract No. 293, Denton County, Texas, and more specifically shown on the attached Exhibit A, providing for the following uses:

A.1 TRACTS A-1, A-2, A-3 AND A-6 (SITE A)

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Tracts A-1- thru A-3
  - a. A minimum thirty (30) foot landscape buffer shall be provided along State Highway 121. The buffer shall be landscaped in accordance with the Comprehensive Zoning Ordinance, which shall include a minimum three (3) foot high landscaped berm.
  - b. Parking areas shall not encroach into the said required landscape buffer.
  - c. All roof-mounted equipment shall be screened from the view of the adjacent Single-Family Districts.
  - d. A maximum of one (1) restaurant with drive-up, drive-thru or drive-in service shall be permitted per tract.
2. Tract A-3
  - a. If the park site is acquired, a vehicular access easement shall be provided at the time of platting to the park site through Tract A-3 from the proposed arterial street located on the north side of Tract A-3.
3. Tract A-6 Site A
  - a. A minimum fifteen (15) foot wide landscape buffer shall be provided along Old Denton Road. The buffer shall be landscaped in accordance with the Comprehensive Zoning Ordinance.

- b. The maximum building height shall be 34 feet as shown on the elevations attached hereto as Exhibit C.
- c. All roof-mounted equipment shall be screened from the view of adjacent Single-Family Districts.

A.2 TRACT A-5

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in this ordinance.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

- 1. Lot layout shall be as shown on the Conceptual Lot Layout Plan attached as Exhibit J(a).
- 2. Home elevations shall be similar in composition and architectural character to the examples shown in Exhibit J(c).
- 3. Alleys shall not be required and front-entry garages shall be allowed.
- 4. Minimum front yard setback shall be 15 feet, provided however that any garage door shall be placed no less than five feet further from the property line than the front façade of the living area.
- 5. Minimum lot frontage shall be 50 feet.
- 6. Garage doors shall be clad in stained natural cedar or faux wood, as conceptually shown in Exhibit J(c).
- 7. Driveways shall be decorative pavers, exposed concrete aggregate, stained and

pattern-stamped, patterned, saw-cut or salt-finished concrete.

8. Driveways shall be placed to allow adequate on-street parking (e.g. "paired").
9. Carports shall be prohibited.
10. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to platting the tract. The property owner's association will be responsible for the improvement and maintenance of all common areas and/or common facilities shown on the Conceptual Site Plan.
11. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each street intersecting with Old Denton Road and Carrollton Parkway. Said entry ribbon shall be no less than ten feet (10') in depth, shall extend across the width of the street and shall generally align with the abutting sidewalk.
12. Landscaping shall be consistent with the Conceptual Landscape Plan as shown on Exhibit J(b).
13. Along Old Denton Road & Carrollton Parkway, a landscape buffer a minimum of fifteen feet (15') in width shall be placed adjacent to the right-of-way. Said buffer shall be established as a common area lot or lots, and shall be maintained by the homeowners association.

Said buffer shall contain, at a minimum, the following:

- a. Three (3) three-inch (3") caliper shade trees, ten-to-twelve feet (10-12') in height at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof, and;
- b. Three (3) ornamental trees, six-to-eight feet (6-8') in height with a minimum of three caliper inches (3") in size at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for each required shade tree if planted directly underneath overhead utility lines.
- c. Such trees are encouraged to be placed in "natural groupings" where possible. However, if they are placed in a linear layout, the shade trees shall have a maximum spacing of forty feet (40'), while the ornamental trees shall have a maximum spacing of fifteen feet (15'), and either;

- d. Thirty-four (34) five (5) gallon shrubs, twenty-four inches (24") in height at the time of planting, for each one hundred linear feet (100') of street frontage or fraction thereof, planted in groupings. A minimum three foot (3') wide planting bed shall be provided for the planting of such shrubs, or;
  - e. A combination of a discontinuous landscaped earthen mound constructed to a minimum height of three feet (3'), and evergreen shrubs.
  - f. A maximum seventy percent (70%) of the buffer area may be landscaped with turf grass.
  - g. Such trees shall be planted in "natural groupings" where possible.
  - h. A public sidewalk may encroach into or be incorporated into the landscape buffer, provided that a public access easement is provided for it at the time of development.
14. A Major Entry Feature (see Exhibit J(a)) shall be located at the corner of Old Denton Road and Carrollton Parkway. Said Major Entry Feature shall be maintained by the homeowners association.
15. A solid masonry perimeter screening wall, not less than six feet (6') in height as measured at the highest finished grade shall be installed along Old Denton Road, Carrollton Parkway and along the west property line abutting the retail tract to the west.

Said screening walls shall match in color and design the existing screening walls constructed with the development of other portions of the Estates of Indian Creek (including Coyote Ridge Elementary School). The design of said walls shall be approved by the City Manager or designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any public improvements.

Said screening walls shall be maintained by the homeowner's association.

### A.3 TRACT A-6 (SITE B)

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Minimum setback to a main structure along Old Denton Road shall be 25 feet.
2. A minor entry feature (Exhibit I) shall be required at the intersection of the proposed residential streets and Old Denton Road and Maumee Drive.
3. The screening walls along Old Denton Road and Maumee shall match in color and design to the existing screening walls currently constructed with the development of the Estates of Indian Creek.
4. A minimum 10-foot wide landscape buffer shall be required along Maumee Drive. The landscape buffer shall have a combination of a discontinuous earthen berm and five (5) gallon evergreen shrubs constructed to a minimum height of 24 inches, 1 shade tree for each 40 linear feet, and 3 ornamental trees for each 75 linear feet. All plant material shall be from the approved plant list and maintained in accordance with the Landscape Ordinance. Such trees shall be planted in “natural groupings” where possible.
5. An HOA shall be required to maintain all detention, screening walls, and all common areas.
6. A license agreement shall be required for all landscaping, irrigation, signage, and parking located within the city ROW.
7. The remaining right-of-way dedication for the deceleration lane along Old Denton Road to the north, must be completed by a separate instrument.
8. A berm shall be required along Old Denton Road. Any berm in the landscape buffer along Old Denton Road shall meet the city’s slope requirements for such berms, provided however that the height may be reduced so as to fit in a 15-foot landscape buffer.
9. The site shall be developed in conformance with the conceptual site plan (Exhibit E).
10. A minimum 10-foot wide brick ribbon or a minimum 10-foot wide strip of stained and stamped concrete shall be required on all front entry driveways.

11. Minimum façade content facing any street shall be 85 percent brick or stone.
12. Front-loaded garages shall be permissible along the residential street, and prohibited on Old Denton Road and Maumee Road.
  - a. The front entry garages shall be minimum 8-feet in width, with stained, cedar-clad steel doors.
  - b. Front-entry driveways shall be paired to allow for on-street parking.
  - c. Front-entry garages shall be no less than 20 feet from the front property line.
  - d. Carports are prohibited for front-entry single family homes.
13. The minimum house size shall be 1,600 square feet of air-conditioned space.

A.4 TRACT A-6 (SITE C)

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-TH) Townhouse District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Minimum lot frontage shall be 26 feet.
2. Minimum lot depth shall be 78 feet.
3. Minimum lot area shall be 2,100 square feet.
4. Minimum front yard setback for front-entry lots shall be 20 feet.
5. Minimum rear yard setback for front-entry lots shall be 10 feet.
6. Minimum front yard setback for rear-entry lots shall be 10 feet.
7. Minimum rear yard setback for rear-entry lots shall be 20 feet.
8. Maximum lot coverage shall be 65%.
9. Minimum setback to a main structure along Old Denton Road shall be 25 feet.

10. A minor entry feature (Exhibit I) shall be required at the intersection of the proposed residential streets and Old Denton Road and Maumee Drive.
11. The screening walls along Old Denton Road and Maumee shall match in color and design to the existing screening walls currently constructed with the development of the Estates of Indian Creek and the LISD elementary school.
12. A minimum 10-foot wide landscape buffer shall be required along Maumee Drive. The landscape buffer shall have a combination of a discontinuous earthen berm and five (5) gallon evergreen shrubs constructed to a minimum height of 24 inches, 1 shade tree for each 40 linear feet, and 3 ornamental trees for each 75 linear feet. All plant material shall be from the approved plant list and maintained in accordance with the Landscape Ordinance. Such trees shall be planted in “natural groupings” where possible.
13. An HOA shall be required to maintain all detention, screening walls, and all common areas.
14. A license agreement shall be required for all landscaping, irrigation, signage, and parking located within the city ROW.
15. Lot to lot drainage will not be permitted.
16. The remaining right-of-way dedication for the deceleration lane along Old Denton Road to the north, must be completed by a separate instrument.
17. A minimum fifteen (15) foot wide landscape buffer shall be provided along Old Denton Road. The buffer shall be landscaped in accordance with the Comprehensive Zoning Ordinance, which shall include a minimum three (3) foot high landscaped berm.
18. The site shall be developed in conformance with the conceptual site plan and elevations (Exhibit E, F & G).
19. The minimum brick or stone content of the façade that face Maumee Drive shall be 85%.
20. The front entry garages shall be 8-foot in width, stained, wooden doors.
21. A minimum 10-foot wide brick ribbon or a minimum 10-foot wide strip of stained and stamped concrete shall be required on all front entry driveways.

B. TRACT B-1

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable

regulations of the (SF-TH) Townhouse District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Townhouse District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. The maximum number of dwellings shall be 207.
2. The minimum front yard setback shall be 7 feet.
3. The minimum rear yard setback shall be 18 feet.
4. The minimum side yard setback not used for a common wall shall be 5 feet.
5. The minimum distance between buildings shall be 10 feet.
6. The minimum side yard setback to a public street shall be 10 feet.
7. The minimum lot area shall be 2000 square feet.
8. The minimum lot width shall be 22 feet.
9. The minimum lot depth shall be 91 feet.
10. The maximum lot coverage shall be 73%.
11. Show a minimum 30-foot landscape buffer along SH 121. The landscape buffer shall be planted and maintained in accordance with the Landscape Ordinance.
12. The building setback from the residential development to the east shall be 75 feet.
13. The minimum setback along Creek Valley Boulevard to any main structure shall be 25 feet.
14. A designated “minor” entry feature shall be required at the intersection of Indian Run Drive and Creek Valley Boulevard (Exhibit I).
15. Driveway awnings or carports shall be prohibited.
16. A minimum 6-foot tall masonry screening wall, in conformance to the General Design Standards, shall be required along the alley parallel to SH 121.
17. Driveway access to SH 121 shall be for emergency access only.
18. Rooftop mechanical equipment shall be prohibited.
19. The west side of the drainage channel located adjacent to the residential development shall be planted with 35, three (3) inch caliper shade trees, 10-12

feet in height at the time of planting, planted 40 feet on center and fifty (50), ornamental trees, 6-8 feet in height at the time of planting, planted 35 feet on center. All required trees shall be installed and maintained in accordance with the Landscape Ordinance.

20. An HOA will be required to maintain all open space and common areas.
21. Technical Site Plan approval, in conformance with attached Exhibit D, shall be required prior to the issuance of a building permit.
22. Masonite and wood siding shall be prohibited on Lots 1 – 21, Block H; and Lot 22, Block C.

C. TRACT B-2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multi-Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Site B: Tract B-2:
  - a. A minimum setback of eighty (80) feet for dwelling units and fifty (50) foot setback for all other accessory structures shall be required along SH 121.
  - b. Any building in excess of two (2) stories, either in whole or in part, but limited to a maximum of three (3) stories shall be considered a three (3) story building and shall be limited to a maximum of twenty-four (24) units.
  - c. The maximum height for a three-story building shall be limited to thirty-nine (39) feet; and direct, access enclosed garages shall be provided for a minimum of 50% of the number of residential units on the first floor of the building.

- d. The maximum height for a two-story building shall be twenty-eight (28) feet and shall be limited to a maximum of sixteen (16) units.
- e. A minimum twenty-five (25) foot wide landscape buffer shall be required along all street frontages.
- f. A minimum thirty (30) foot wide landscape buffer, landscaped in accordance with the requirements of the Comprehensive Zoning Ordinance shall be required along SH 121. The buffer shall include one (1) shade tree for every forty (40) linear feet of landscape buffer and a minimum three (3) foot high landscaped berm.
- g. Parking shall be prohibited within the first thirty (30) feet of SH 121 right-of-way.
- h. Rooftop mechanical equipment on any building shall be prohibited.
- i. The use of railroad ties for retaining walls shall be prohibited. Retaining walls shall have brick or stone facades.
- j. Detached garages and covered carports shall be architecturally compatible with the multi-family buildings, including but not limited to pitch roofs and roofing materials.
- k. A swimming pool and clubhouse shall be provided for each individual apartment complex.
- l. Efficiency units shall be prohibited.
- m. All resident boat or recreational vehicle storage shall be placed at the rear or center of the site and shall not be located adjacent to or within view of any public street frontage.
- n. A building/unit identification directory shall be provided at each apartment complex.
- o. Colored concrete brick ribbons, not less than ten (10) feet in width shall be provided on driveways accessing public streets.
- p. The maximum number of units shall be 512.
- q. A minimum seventy-five (75) foot building setback for dwelling units and a fifty (50) foot setback for all other accessory structures shall be required along Indian Run Drive, and only two-story buildings shall be allowed along Maumee Drive with a minimum setback of twenty-five (25) feet.
- r. Three/two-story buildings shall be allowed along the northern portion of the tract, subject to the two-story portion of the building being located adjacent to the street right-way and the three-story element of the building

being located a minimum of seventy-five (75) feet from the street right-of-way.

2. Site A: Tract B-2
  - a. The exterior façade of all dwelling unit buildings as shown on the attached Exhibit B, shall consists of a minimum of 25% brick or stone, a maximum of 50% stucco and a maximum of 25% cementitious fiber board lapsiding.
  - b. Cementitious fiber board lapsiding shall be prohibited on detached garages.
  - c. If the park site is acquired, a pedestrian access easement shall be provided at the time of platting and shown on the technical site plan from Indian Run Drive to the proposed park site. The trail or walk shall consist of an all-weather surface.

D. TRACT E

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-10/18) Single-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-10/18) Single-Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-10/18) Single-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Minimum living area: 2,100 square feet
2. Minimum front yard setback: 25 feet
3. Minimum rear yard setback: 10 feet for a one-story home with a minimum of 3,300 square feet of living area
4. Garages: If an alley waiver is granted at the time of platting, a garage door opening shall be allowed to face a public street if an additional twenty-five (25) feet of setback is provided beyond the front building line.

5. A minimum fifteen (15) foot landscape buffer shall be provided along Old Denton Road. The buffer shall include one (1) shade tree, minimum 3" caliper at the time of planting, for every 50 linear feet of landscape buffer.
6. A minimum twenty-five (25) foot landscape buffer shall be provided along Indian Run Drive.

E. TRACT G

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-6.5/12) Single-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-6.5/12) Single-Family District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-6.5/12) Single-Family District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. Minimum living area: 1,600 sq. ft.
2. A minimum fifteen (15) foot landscape buffer shall be provided along Old Denton Road. The buffer shall include one (1) shade tree, minimum 3" caliper at the time of planting, for every 50 linear feet of landscape buffer.

F. TRACT H-1

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12), (SF-6.5/12), (SF-8.4/18) Single Family Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the chosen zoning district (either (SF-5/12), (SF-6.5/12), (SF-8.4/18) Single Family Districts) and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12), (SF-6.5/12), (SF-8.4/18) Single Family Districts, as appropriate for the chosen district, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as

amended, and shall be developed in accordance with all applicable regulations.

1. The site shall be developed in conformance with the conceptual site plan (Exhibit H (a.)) and consistent with the Comprehensive Subdivision Ordinance.
2. The development shall contain a mix of residential zoning types mixed throughout the subdivision. The following percentages shall govern the proportion of each lot type within the development.

	SF 5/12	SF 6.5/12	SF 8.4/18
% of total lots	60% maximum	remainder	10% minimum

3. The following amendments are made to the Single Family District Guidelines:

	SF 5/12	SF 6.5/12	SF 8.4/18
Min lot area (s.f.)	5,300	6,500	7,350
Standard lot area (s.f.)*	5,980	7,130	8,050
Min. floor area (s.f.)	1,950	2,200	2,400
Min. lot width (ft.)	52	62	70
Min. lot depth (ft.)	105	105	105
Standard lot depth (ft.)*	115	115	115
Min front setback (ft.)	20	20	20
Min side setback (ft.)**	6	6	9
Min rear setback (ft.)	20	20	20

\*Standard lot depth to be 115' except at areas where 10' ROW dedication required for right turn lanes into community falls along the rear of a lot.

\*\* Minimum side yard setbacks shall be 15 feet for lots adjacent to landscape buffers along certain perimeter streets (See regulation number 4 below).

4. The minimum side yard setback for any main structure on a lot, measured from the landscape buffer along S.H. 121, Carrollton Parkway, Maumee Drive, and Chickasaw Drive shall be 15 feet.
5. The plat shall provide which lots will develop to the (SF-5/12), (SF-6.5/12), and/or (SF-8.4/18) Single Family Districts standards, as regulated by the planned development.
6. Single Family Lot Characteristics –
  - a. All homes shall include projections, recesses, articulation, as well as variation of materials, colors, roof lines and window design that front, side, and back to all

streets (or landscape buffers that are adjacent to lots along streets) as conceptually shown in Exhibit H(b.).

- b. All exterior walls of homes, including any chimneys, shall be 100 percent brick or stone content facing S.H. 121 (Sam Rayburn Tollway), Maumee Drive, Carrollton Parkway, and Chickasaw Drive.
  - c. Exterior building façades fronting a residential street, including side streets shall contain a minimum 85 percent brick or stone.
  - d. Garages facing the street shall be a minimum four (4') feet behind the front façade of the building or front porch/courtyard.
  - e. In addition to porches on single family homes, court yards may encroach a maximum five (5') feet into the required front yard setback.
  - f. All driveways on single family lots shall be enhanced between the sidewalk and garage and contain the following:
    - i. Stained concrete; or
    - ii. Stained stamped concrete; or
    - iii. A brick border on the parameter and across the driveway; or
    - iv. Combination of the three options above.
  - g. Front loaded garages shall be allowed with the following requirements:
    - i. The front garages shall be a minimum 8-feet in width, with:
      - 1.) Stained natural cedar-clad steel doors; or
      - 2.) Faux wood; or
      - 3.) Simulated wood-finished metal carriage doors.
    - ii. Driveways accessing streets shall be sufficiently separated to allow adequate on-street parking; and
    - iii. Car ports are prohibited.
7. Development Amenities –
- a. Common areas and open space. An open space area shall be provided within the single family development.
    - i. Minimum 20-feet wide;
    - ii. Contain 4-inch caliper canopy trees every 30 feet along streets; and
    - iii. Provide at least one street bench, near the sidewalk.
8. Screening –
- a. Monument entry features shall be provided as shown on Exhibit I (Illustrative Plan), except:



western edge of the Wind Dance Addition.

- iii. The street extension of Chickasaw Drive will not be required to S.H. 121, except up to the most westerly street entry into the single family subdivision on Tract H-1.

- b. 24-foot wide pavement shall be constructed for eastbound Carrollton Parkway between S.H. 121 to Maumee Drive, with the development of the Tract H-1.

G. TRACT H-2

Permitted uses shall be all principal and accessory uses which are allowed by right in the (FWY) Freeway District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (FWY) Freeway District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (FWY) Freeway District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

1. A minimum thirty (30) foot landscape buffer shall be provided along SH 121. The buffer shall be landscaped in accordance with the Comprehensive Zoning Ordinance, and shall include a minimum three (3) foot high landscaped berm.

Section 3.

That development shall be in conformance with Conceptual Plan, attached hereto as Exhibit A.

Section 4.

That development shall be in accordance with the following special conditions, restrictions, and regulations:

1. Mini-storage warehouses shall not be permitted in PD-123.
2. This development is intended to be a true “master planned development” with a unique name and marketing theme. In conjunction with the submittal of the first plat for any tract or parcel within the (PD) District, an illustrative plan was submitted for the entire (PD) area (Exhibit I), which addressed the following:

- a. Distinctive name which unifies the total property by a creating a “sense of place”.
- b. Hierarchy of entryway treatments/features at primary and secondary commercial entryways, residential entryways and neighborhood entryways. Sizes, heights, letter types and sizes, and materials shall be shown along with associated landscaping (Exhibit I).
- c. Concept landscape guidelines for all perimeter landscape buffers along SH 121 and Old Denton Road, along with medians and parkways of interior designated thoroughfares shall be included.
- d. Appropriate organizational documents, such as Homeowners Association (HOA), Property Owner Association (POA), or Public Improvement District (PID) which define responsibility and funding mechanisms for construction, operation, and maintenance of common areas and entryways.

Section 5.

That the Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

Section 6.  
Penalty Clause

That any person, firm or corporation violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 7.  
Severability Clause

That the provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 8.  
Savings Clause

That Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 9.

That this ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the 7<sup>th</sup> day of May, 2013.

CITY OF CARROLLTON

By: \_\_\_\_\_  
Matthew Marchant, Mayor

ATTEST:

\_\_\_\_\_  
Ashley D. Mitchell  
City Secretary

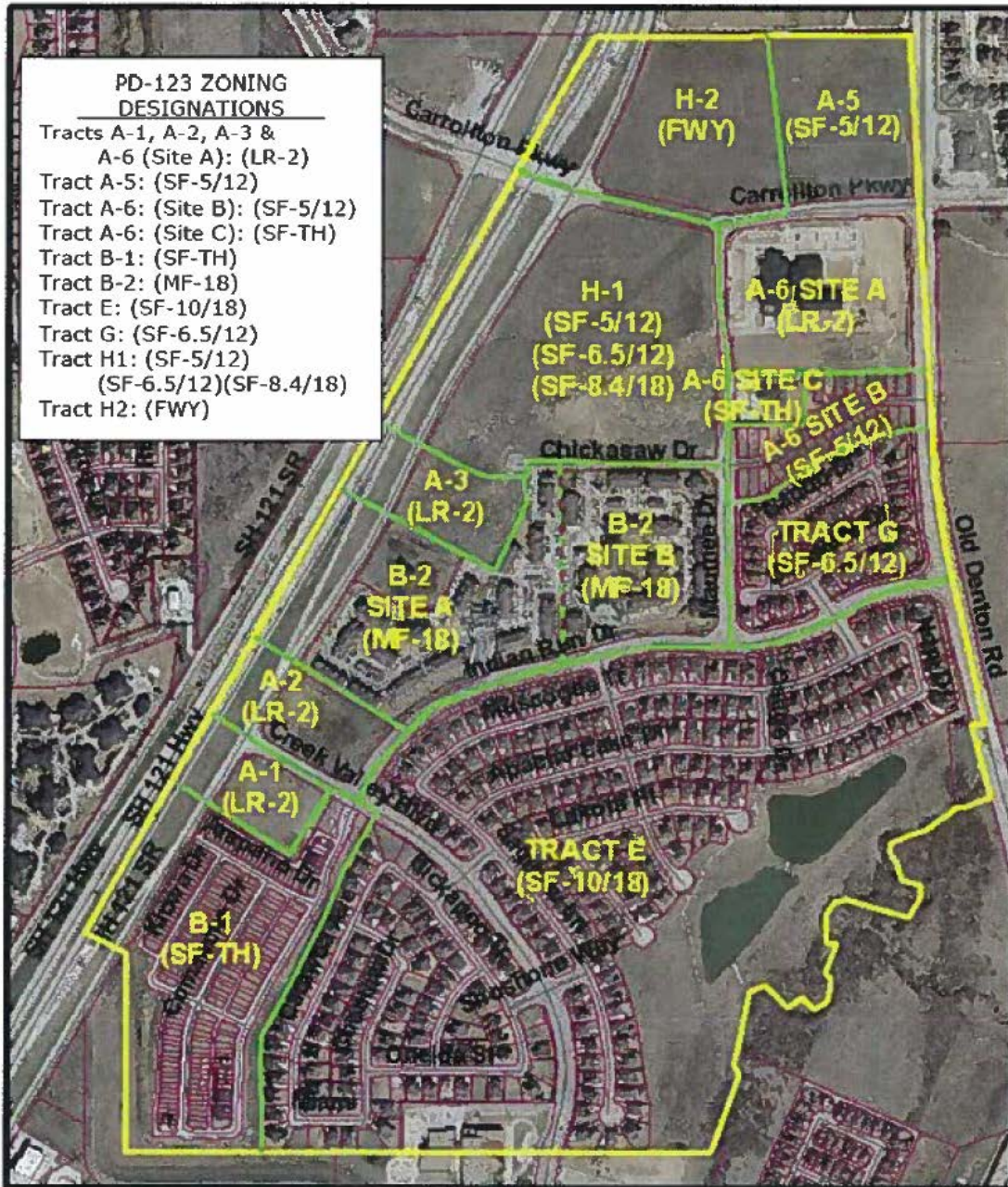
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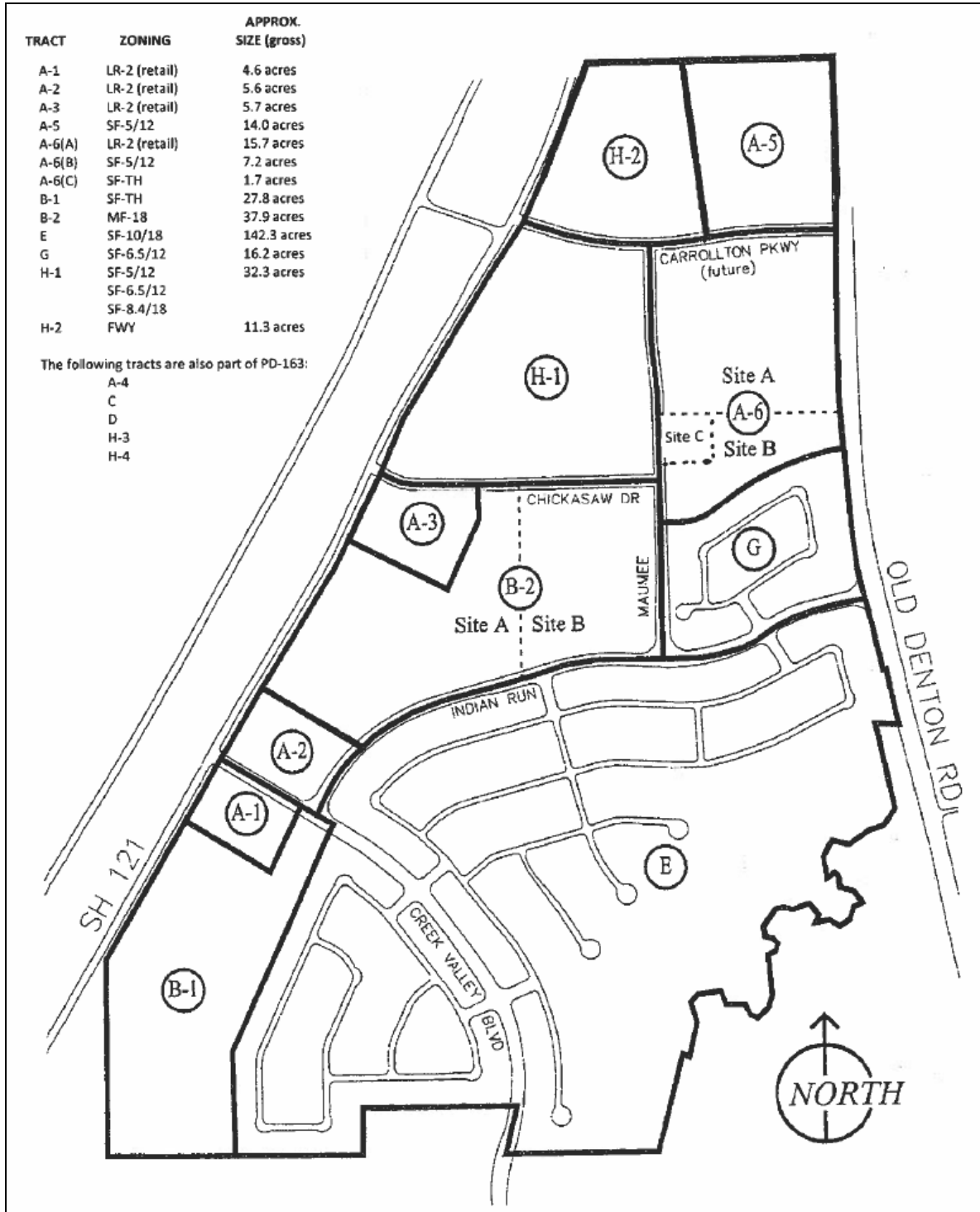
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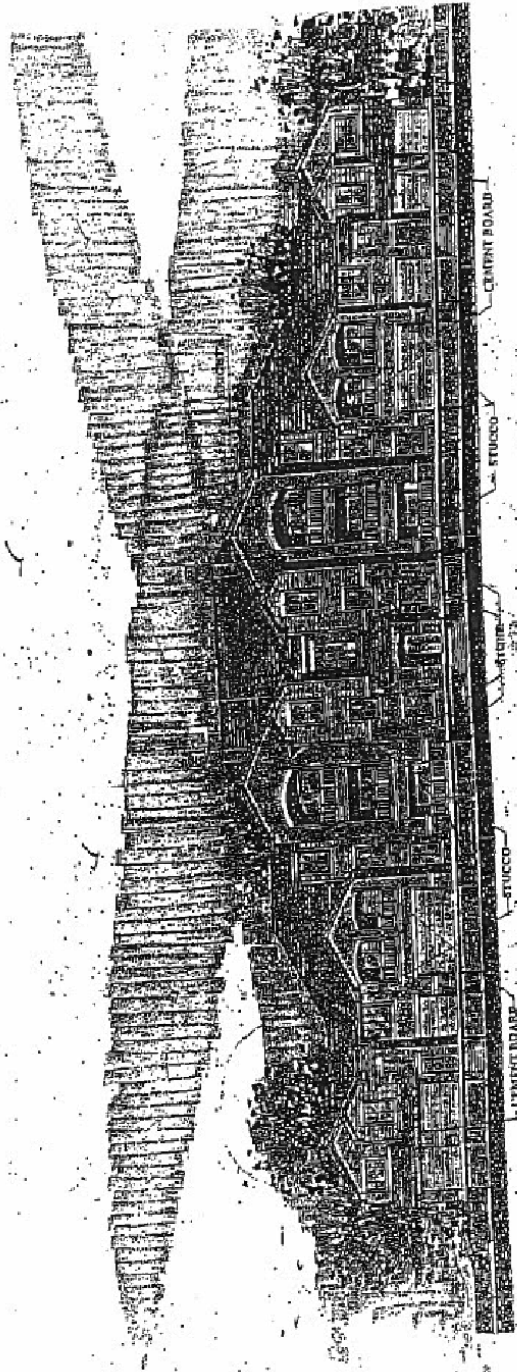
\_\_\_\_\_  
Regina A. Edwards  
First Assistant City Attorney

\_\_\_\_\_  
Michael McCauley  
Senior Planner

### EXHIBIT A







TYPICAL BUILDING ELEVATION  
WATERLOO COUNTY, IOWA  
AUTOMATIC BUILDING, APR. 21, 1927, PAGES 18-20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

EXHIBIT B

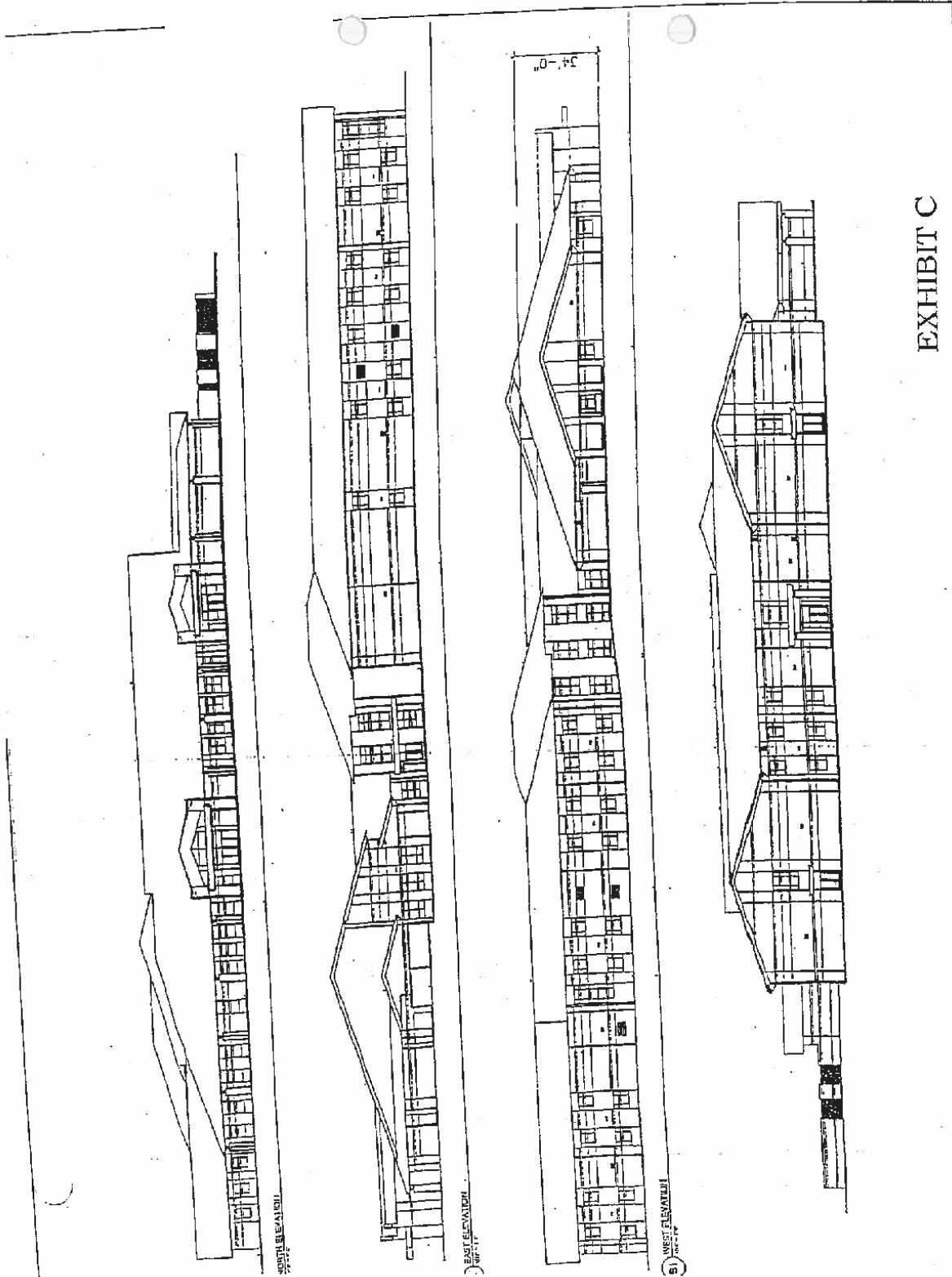
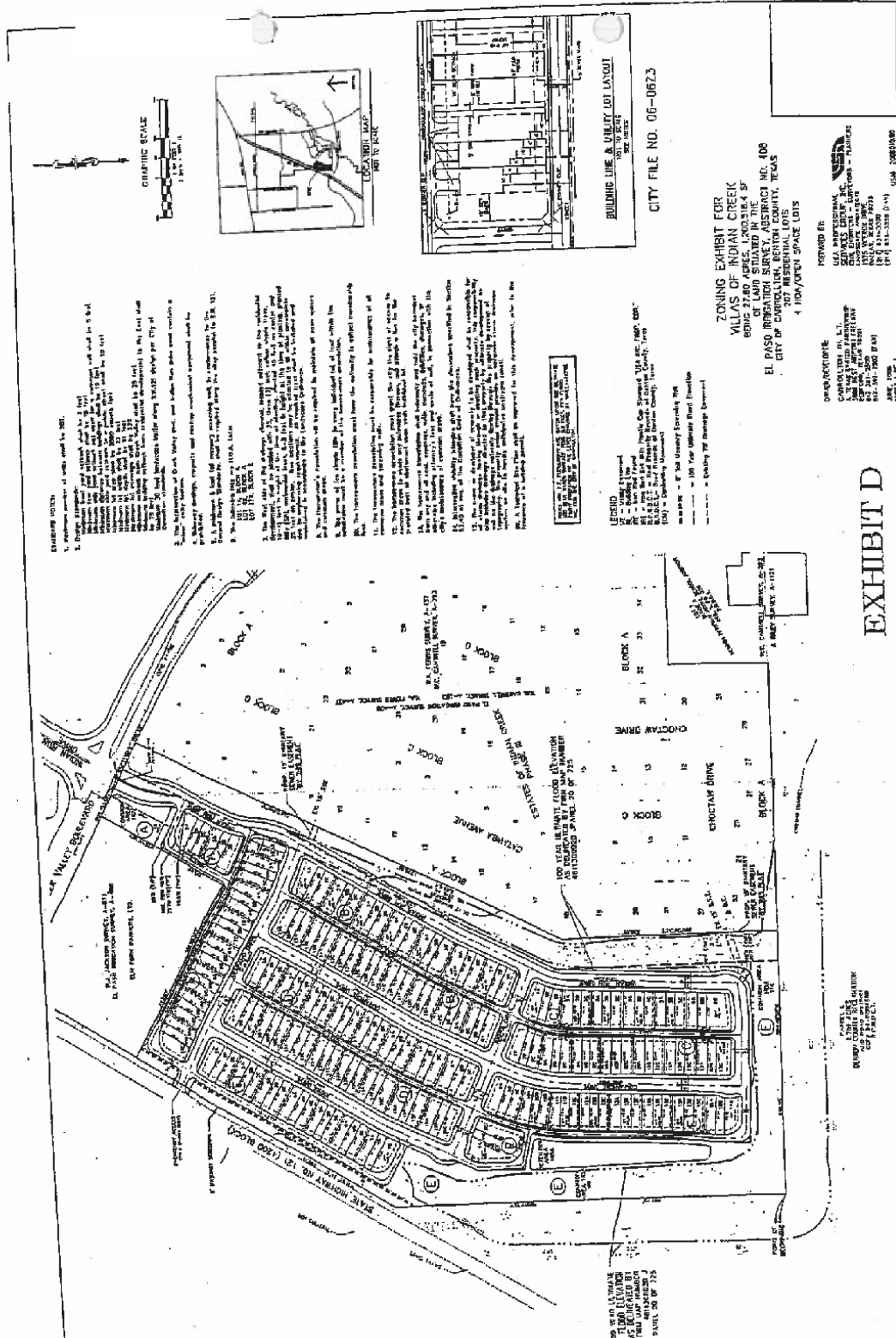
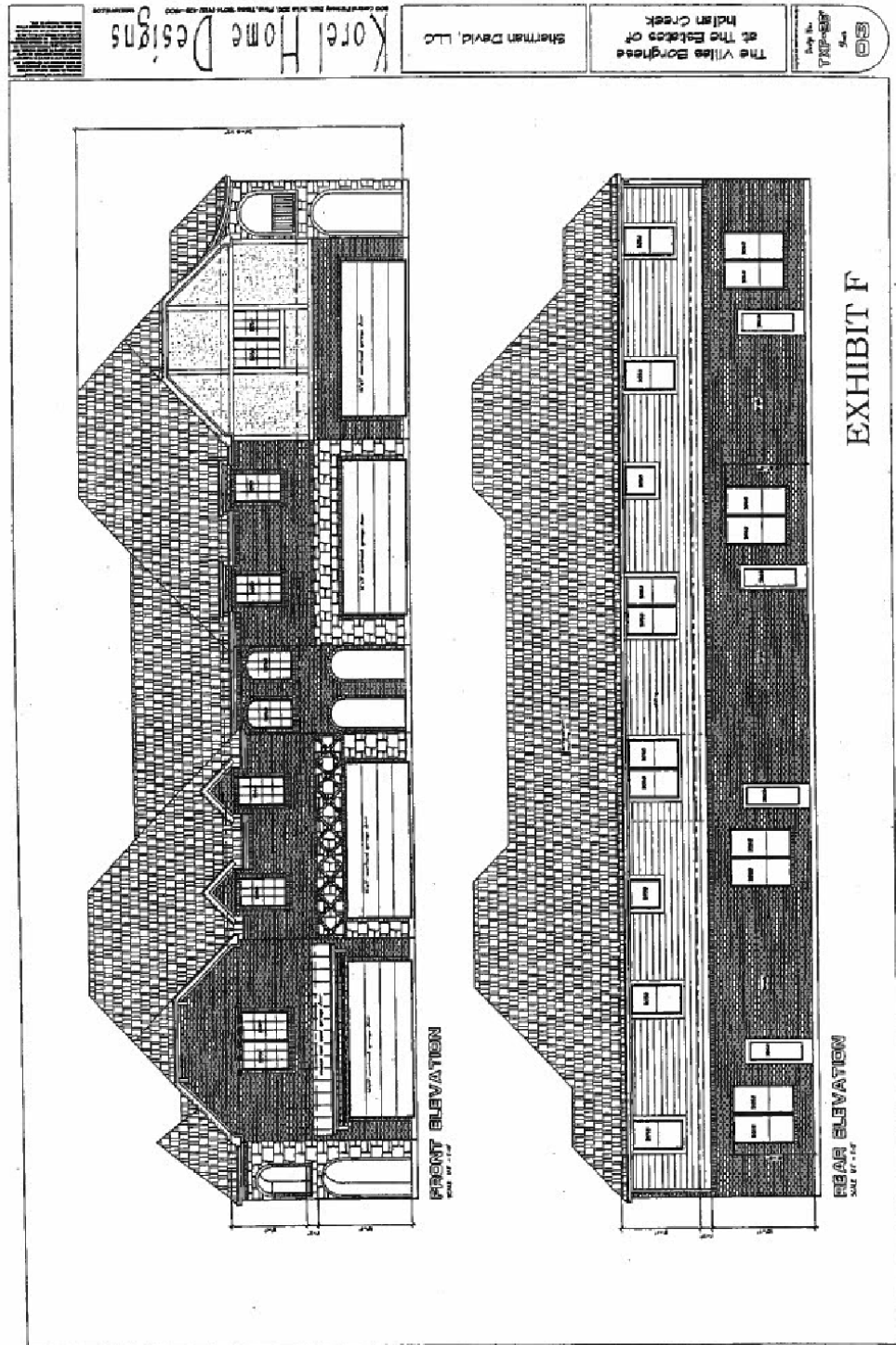


EXHIBIT C







Top: The Villages Borough of Indian Creek  
Sherman David, LLC  
Korel Home Designs  
Bottom: DSD  
5  
T-200-00  
Date: 12/12/12

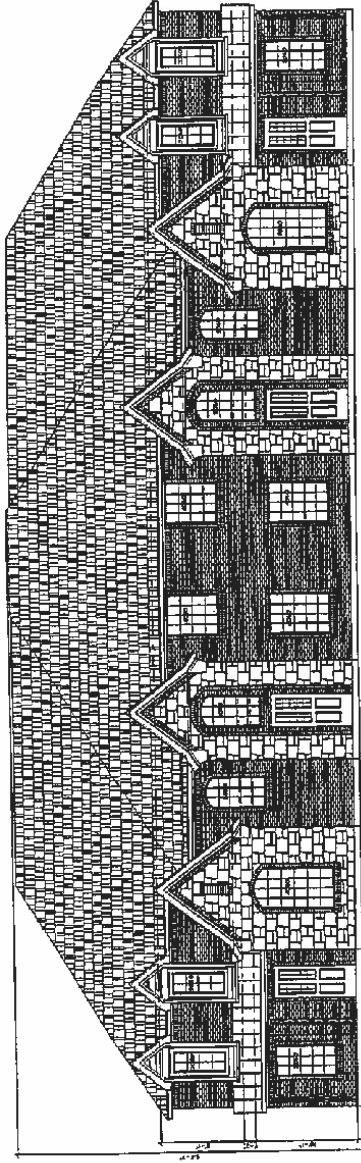
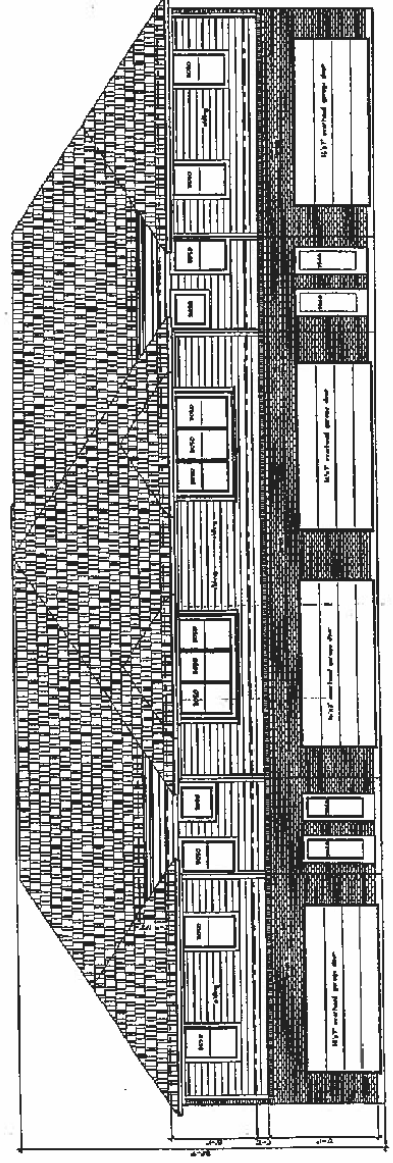


EXHIBIT G



FRONT ELEVATION  
ONE 1/2\"/>

REAR ELEVATION  
ONE 1/2\"/>



**EXHIBIT H(b.)**  
**Conceptual Single Family Home Elevations**  
**Tract H-1**



**EXHIBIT H(b.)**  
**Conceptual Single Family Home Elevations**  
**Tract H-1**

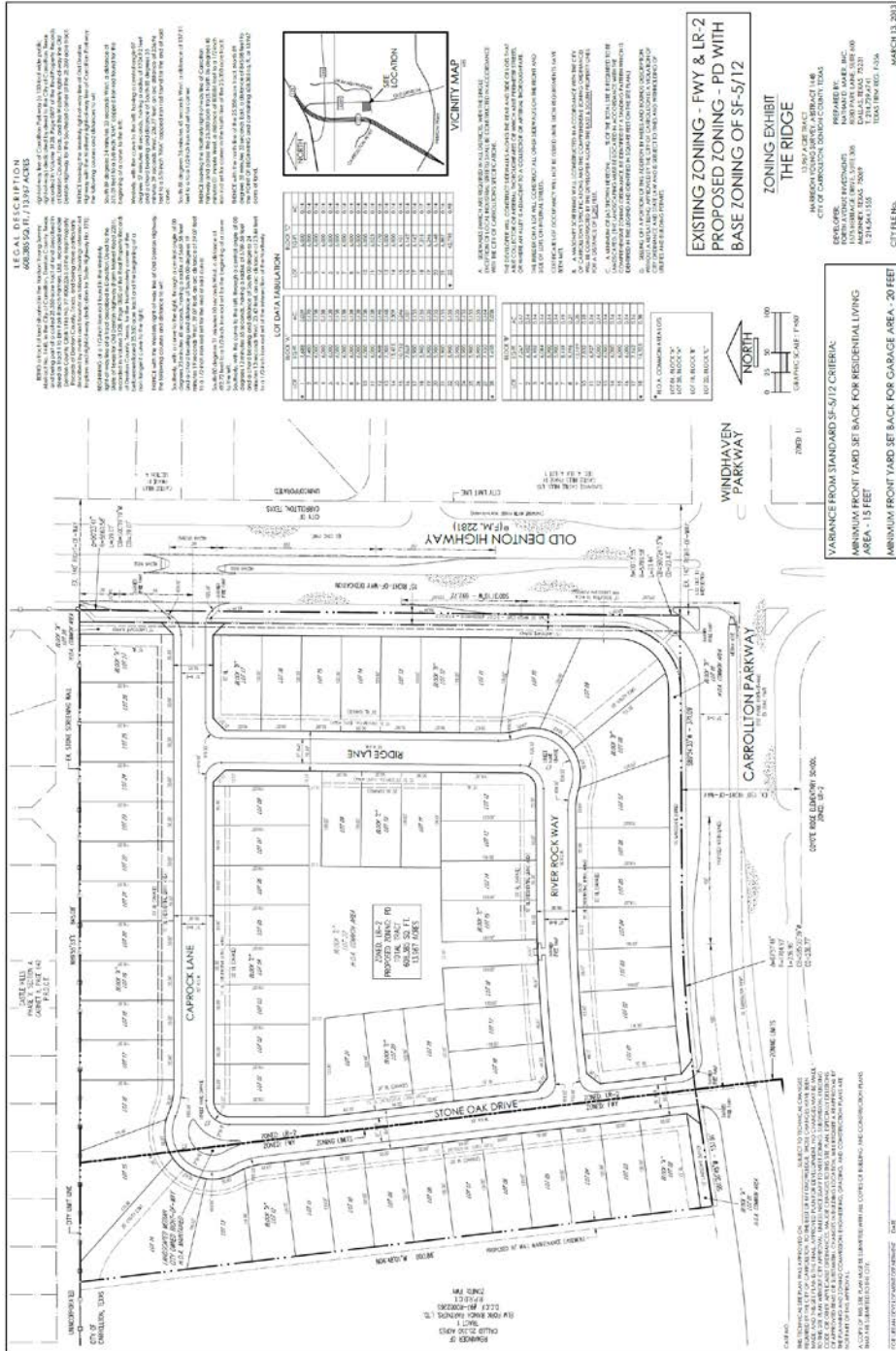


**EXHIBIT H(b.)**  
**Conceptual Single Family Home Elevations**  
**Tract H-1**



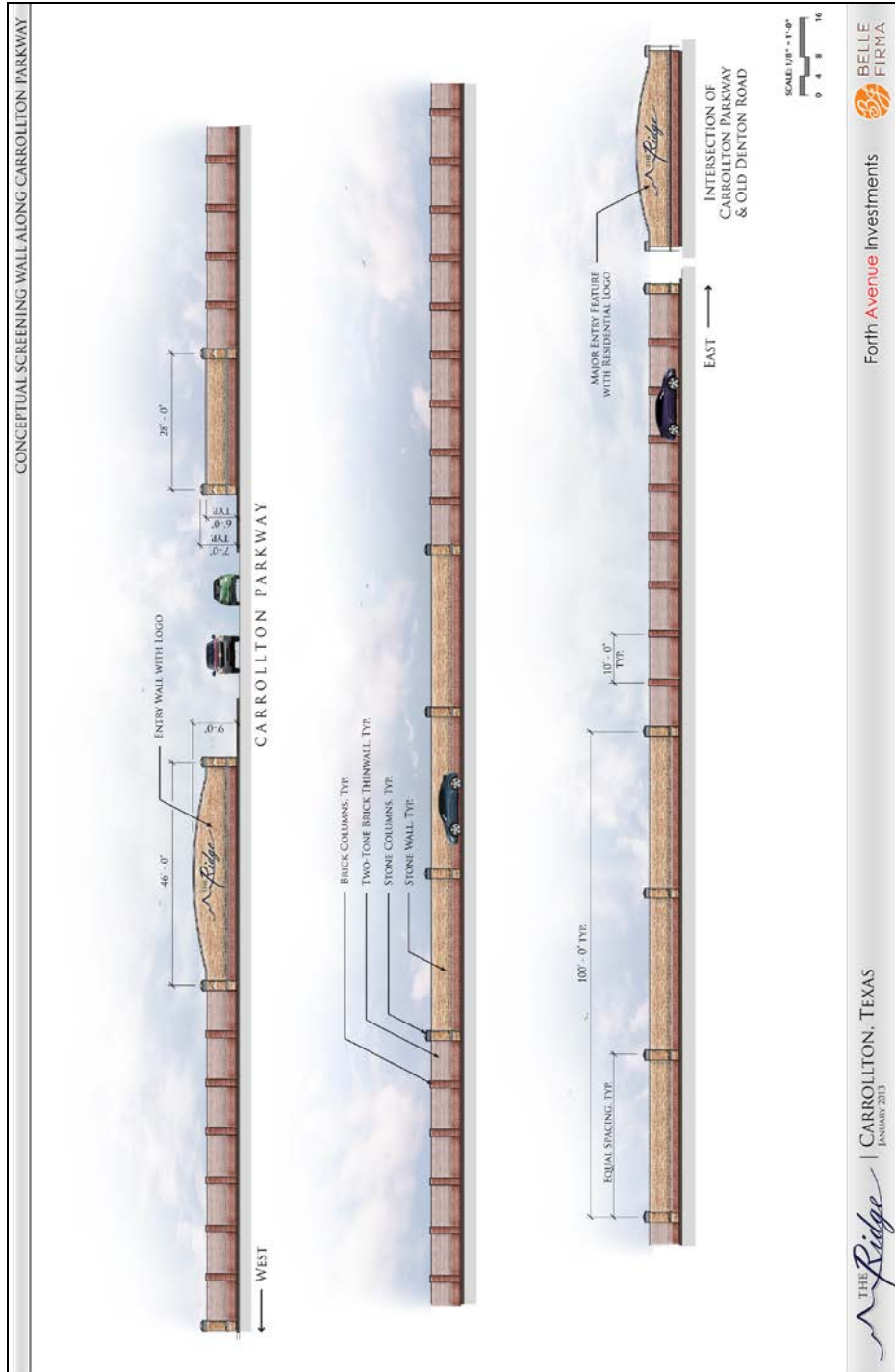


## EXHIBIT J(a) Conceptual Lot Layout Plan Tract A-5

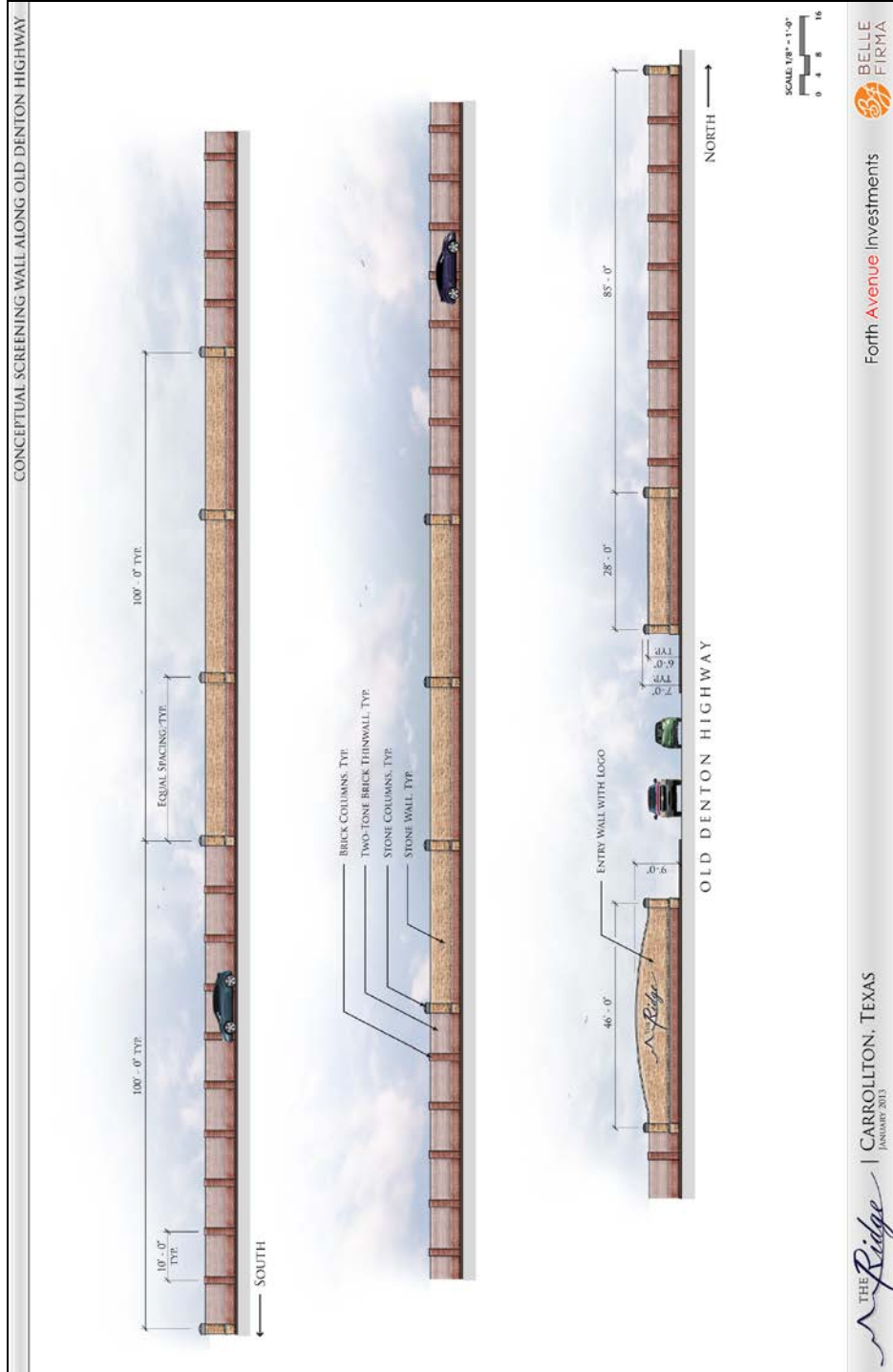




### EXHIBIT J(b) Tract A-5



### EXHIBIT J(b) Tract A-5



**EXHIBIT J(c)**  
**Conceptual Single-Family Home Elevations**  
**Tract A-5**



**EXHIBIT J(c)**  
**Conceptual Single-Family Home Elevations**  
**Tract A-5**



**EXHIBIT J(c)**  
**Conceptual Single-Family Home Elevations**  
**Tract A-5**



**EXHIBIT J(c)**  
**Conceptual Single-Family Home Elevations**  
**Tract A-5**

