

PLANNED DEVELOPMENT DISTRICT NO. _____
DEVELOPMENT STANDARDS

Tract 1 – Multi-Family Residential District

Development shall take place in accordance with the use and development standards established for the “MF-3” Multi-Family Residential zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district.

1. The multi-family district shall not exceed 4.418 acres.
2. Multi-family development shall comply with the Multi-Family Three (MF-3) district provisions contained in the UDC, as amended with the exception of the following:
 - a. Maximum Density:
 - i. Forty-six and two tenths (46.2) dwelling units per acre.
 - ii. The density calculation shall be based on net acreage, in accordance with UDC, as amended.
 - iii. Maximum Height:
 1. 75 feet or five stories
 - iv. Minimum Building Setbacks:
 1. The minimum front yard setback shall be 10 feet.
 2. The minimum rear yard setback shall be 10 feet.
 3. The minimum interior side yard setback shall be 20 feet.
 4. The minimum street side yard setback shall be 10 feet.
 - b. Building Materials:
 1. All building facades shall be 100% stucco.
 - c. Required Parking Ratio:
 1. Studio Unit: 1.25 spaces/unit
 2. One Bedroom Unit: 1.25 spaces/unit
 3. Two Bedroom Unit: 1.64 spaces/unit
 - d. Maximum Parking Spaces Between Landscape Islands: Twenty-one
 - e. Covered Parking:
 1. A minimum of 40% of the required parking shall be covered parking.
 2. Access from a covered parking spot into the building’s hall corridor may be provided in lieu of direct access to individual dwelling units.
3. Tier III, Category 1 Elements to be Utilized:
 - a. LED Lighting
 - b. Additional Insulation
 - c. Native Landscaping
 - d. Outdoor Recreation Spaces
 - e. Dog Park

Tract 2 – General Retail District

Tract 2 is intended to provide a high level of service to the residents of Tract 1 as well as the general public. It is anticipated that a significant portion of the clientele will walk from the multi-family development to shop and eat. For this reason, the overall parking requirement for this tract has been reduced. Otherwise, development shall take place in accordance with the use and development standards established for the “GR” General Retail zoning district in the Grand Prairie Unified Development Code (UDC) except as otherwise listed below. Site Plan approval will be required for all development within the proposed planned development district.

1. Use Restrictions: Uses permitted in the “GR” General Retail zoning district
2. Minimum Lot Size: 20,000 square feet
3. Minimum Lot Width/Depth: 100’x150’
4. Maximum Height: 50’
5. Minimum Landscaping: 10% of the lot
6. Required Parking:
 - a. 1.0 space/225 square feet