

## **Section 1. Purpose and Intent**

The purpose and intent of this zoning ordinance is to establish appropriate restrictions and development controls necessary to ensure that the future horizontal mixed-use development of the subject property is in keeping with the Grand Prairie Comprehensive Plan and maintains compatibility with the surrounding development and zoning.

## **Section 2. Development Standards**

### **A. Applicability**

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance

### **B. Base Zoning**

Any zoning, land use requirement or restriction shall conform to those requirements and/or standards of the base zoning detailed in Exhibit A – Zone Plan

### **C. Comprehensive Zone Standards.** The following standard applies to all development within this Planned Development District:

- a. Lots may front a public street or a private access easement.
- b. Where not specified, development shall otherwise comply with the standards outlined in the Grand Prairie Unified Development Ordinance for the specific base zone.
- c. **Signage**
  - i. **Multi-tenant Monument Signs.** A total of five multi-tenant signs are allowed. Digital signs may be allowed in compliance with the City of Grand Prairie Unified Development Appendix F: Corridor Overlay District Standards.
- d. **Bufferyard.** Buffer yards are not required between uses within this planned development district or between Zone C and adjacent residential development; however, buffers for commercial development required against existing residential development outside of this planned development district shall be provided in compliance with the City of Grand Prairie Unified Development Ordinance.

### **D. Concept Plans.**

Development of any property within the boundaries of this Planned Development District shall generally conform with Exhibit B – site plan. If there is any conflict between the text of this ordinance and the concept plan, the text of this article controls.

### **E. Detailed Zone Standards**

#### **1. Zone A – Commercial Freeway Frontage**

- a. **Base Zoning.** Zone A base zoning is GR-1 (General Retail One).

**b. Prohibited Uses.** The following uses are prohibited within Zone A:

- i. Convenience Store with Fuel Sales
- ii. Furniture Stores
- iii. Pawn Shops

**2. Zone B – Multi-family, Office, Hotel and Limited Retail Buffer**

**a. Base Zoning.** Zone B base zoning is MF-3 (Multi Family 3) and GR-1 (General Retail One).

**b. Prohibited Uses.**

- i. Convenience Store with Fuel Sales
- ii. Furniture Stores
- iii. Pawn Shops

**c. Specific Use Standards:** The following specific uses are subject to additional standards:

**i. Hotel.** The following standards apply to hotels within Zone B:

- 1. Hotels shall require a Specific Use Permit.
- 2. Hotels will have clear and defined connectivity to nearby restaurants and retail as represented in the site plan exhibit.

**d. GR-1, General Retail One Standards.** Development complying with GR-1, General Retail 1 standards shall comply with the standards of Zone A except as follows:

- i. Building Height.** Maximum building height may be increased to 60 feet for hotels and multi-story office buildings.
- ii.** Retail developments consisting of a single building with a footprint larger than 30,000 square feet shall be prohibited unless the use consists of one of the following:
  - 1. Movie Theatre – requires Specific Use Permit (SUP)
  - 2. Indoor Amusements – requires Specific Use Permit (SUP)
  - 3. Grocery Store

**e. MF-3, Multi Family 3 Standards.** Development complying with MF-3 (Multi-family 3) standards shall comply with the following standards:

- i. Density.** The maximum residential density is 40 units per acres.
- ii. Living Area.** The minimum living area per unit is 600 square feet.
- iii. Single-Bed Units in Development.** The maximum number of single-bed units is limited to 70% of total units.
- iv. Lot Size.** The minimum lot size is 12,000 square feet.

- v. **Lot Width.** The minimum lot width is 100 feet.
- vi. **Lot Depth.** The minimum lot depth is 120 feet.
- vii. **Front Setback.** The minimum front setback is 20 feet. Front setback for buildings with units fronting on a public street or private access easement may be reduced to five (5) feet. The minimum front setback is 0 feet for walk up units facing the internal road.
- viii. **Rear Setback.** The minimum rear setback is 0 feet.
- ix. **Side Setback on Street.** The minimum side streets setback is 20 feet. The side street setback may be reduced to 10 feet if units front on street.
- x. **Setback Between Buildings.** The minimum side setback between buildings is 15 feet.
- xi. **Building Height.** Maximum building height is limited to 60 feet.
- xii. **Lot coverage.** Maximum lot coverage is 60%. Maximum Lot coverage may be increased to 80% when parking is provided in interior structured parking garages that are not visible from the street or interior private access easements.
- xiii. **Parking.** The total parking ratio including adjacent on-street parking on both sides of the street, shall be at a 1.3 ratio (i.e. 1.3 parking spaces to 1 apartment unit). A minimum of 10% of parking must be provided in attached garages. In the event structured parking is provided, each structured parking space will count toward the attached garage requirement on a 1:1 ratio. Garages shall not face Hwy 161 as represented in the site plan exhibit.
- xiv. **Garages.** Garages shall not face the Ceremonial Drive and carports shall not be located between the building and the Ceremonial Drive.
- xv. **Architectural Design.** All development shall comply with the exterior design requirements in the City of Grand Prairie Appendix W: Residential Development Standards. All first-floor apartment units facing internal roads and where parallel parking is provided directly in front of the units (as represented in the site plan exhibit), shall be designed as walk-up units.

**f. Phasing**

- i. At the time MF-3 is developed, an interim amenity open space shall be built on the lot directly across the Ceremonial drive, unless said lot has already been developed per the base zoning standards.

**3. Zone C – Single-Family Transition and Limited Retail**

- a. **Base Zoning.** Zone C base zoning is SF-T (Townhome); SF-A (Single-Family Attached) and NS (Neighborhood Services District). The intent of this zone is to provide lower density residential product providing a transition between Zone B multi-family and commercial uses and the existing single family to the west. The intent of these restrictions is to create a zone for multiple single-family attached and/or detached units that share common amenities and open space.

- b. **Prohibited Uses.** In addition to the uses prohibited within SF-T, SF-A and NS, the following uses are prohibited within Zone C:
  - i. Convenience store with gas
- c. **Specific Use Standards.** The following specific uses are subject to additional standards:
  - i. **Child Care Facility.** A specific use permit is required for a childcare facility in this zone.
- d. **Specific Use Restrictions:** The following specific uses are further restricted in Zone C:
  - i. **Multifamily Apartments.** Vertical stacking of multiple residential units is prohibited in Zone C. Multifamily units (buildings with more than 2 units per structure) may be attached and oriented horizontally in multi-story units like a townhome or single-family attached unit, but no units may be located above another unit. A maximum of four (4) units may be attached horizontally.
- e. **SF-T (Townhome) Standards.** Development complying with SF-T, Townhome standards shall comply with the following standards:
  - i. **Density.** The maximum residential density is 13.2 dwelling units per acre.
  - ii. **Living Area.** The minimum living area per unit is 1,150 to 1,299 square feet for 30 percent of units and 1,300 square feet for 70 percent of units.
  - iii. **Lot Size.** The minimum lot size is 1,680 to 2,999 square feet for no more than 30 percent of lots and 3,000 square feet for 70 percent of units.
  - iv. **Lot Width.** The minimum lot width is 21 to 29 feet for 30 percent of lots and 30 feet for 70 percent of lots.
  - v. **Lot Depth.** The minimum lot depth is 80 to 99 feet for 30 percent of lots and 100 feet for 70 percent of lots.
  - vi. **Front Setback.** The minimum front setback is 10 feet. For lots with garage access from the front, the minimum front setback is 20 feet
  - vii. **Rear Setback.** The minimum rear setback is 15 feet. For lots with garage access from the rear, the minimum rear setback is 20 feet.
  - viii. **Side on Street or Private Access Easement.** The minimum side setback on a street or private access easement is 5 feet.
  - ix. **Lot coverage.** Maximum lot coverage is 70% for individual lots, provided the average lot coverage within the area developed for townhomes does not exceed 60%.
  - x. **Architectural Design.** All development shall comply with the exterior design requirements in the City of Grand Prairie Appendix W: Residential Development Standards.

- f. NS (Neighborhood Services) Standards.** All development in Zone C will meet NS, Neighborhood Services standards unless developed as SF-T or SF-A, in which case all development will meet the standards as set forth in this Planned Development. No commercial development shall occur immediately adjacent to a single-family zoning district.