

II.

Purpose and Intent

The intent of this zoning ordinance is to create a development framework that encourages and supports quality development standards found in a unified industrial campus.

III.

Land Use

III.1 Permitted Land Uses

Those uses permitted in a Light Industrial (LI) zoning district as designated in the Unified Development Code of the City of Grand Prairie, with additional approved uses for wholesale food processing and distribution.

IV.

Development Standards

IV.1 General

- A. All other development standards and zoning requirements shall be as designated in the Unified Development Code of the City of Grand Prairie as amended for the Light Industrial (LI) zoning district except as otherwise specified otherwise herein.

IV.2 Parking

- A. The number of required parking spaces is 354. The proposed number of parking spaces is 355.
- B. There are two vehicular access points (ingress/egress) to the development located along Warrior Trail.
- C. A 30-foot landscape buffer shall be installed along the south property line adjacent to Warrior Trail to match the existing landscaping.

IV.3 Landscaping and Streetscape

- A. Street trees along Warrior Trail shall be spaced a minimum of 25 linear feet apart, and a maximum of 50 linear feet apart.
- B. A 4-foot sidewalk shall be installed adjacent to Warrior Trail and will tie into the existing 4-foot sidewalk.
- C. An artificial lot of 31.71 acres (1,381,247 SF) has been established in accordance with the landscape plan.

- D. One tree shall be provided for each 20 parking spaces and no car parking space shall be located greater than 100 feet from the center of a tree.
- E. Trees shall be a minimum of three-inch caliper and planted within a planting island with a minimum dimension of five feet in width.
- F. The tree-planting island shall be planted with either rock, ground cover, grass, shrubs, or any combination thereof and may be counted toward the total required square footage of required landscaping.

IV.4 Screening

- A. A combination of trees and shrubs, which are a minimum of eight feet in height, shall be used to screen the loading dock areas from view of Warrior Trail along the undeveloped portion of the lot.
- B. Existing vegetation and natural features shall fulfill the screening requirements along the north, east and west property lines.

IV.5 Architectural Standards

- A. Building height shall not exceed 65 feet to the top of the parapet.
- B. Typical construction consist of tilt-up concrete, insulated metal panel, and synthetic stucco (EIFS).

IV.6 Signage

- A. Signs within property covered by this zoning ordinance shall adhere to the sign standards in Article IX of the UDC.