



June 22, 2014

**Requested Ordinance Appeals**

Project name: Lakeside Lodge

Please note the following City of Grand Prairie MF-3 ordinances and the requested appeals for each item below:

- UDC Article 6.17 Table 6C – One hundred percent of the exterior of all new buildings shall be finished with one or more of the following principal masonry materials: 90% masonry w/ 25% accent masonry or stone
  - o Use of 80% simulated stone and 20% stucco at building elevations facing HWY 360.
  - o Use of 50% simulated stone and 50% stucco at building elevations facing internal drives.
  - o Use of 30% simulated stone and 70% stucco at building elevations facing courtyards.
- UDC Article 3.2.14 – Total number of one-bedroom units shall not exceed more than 50% of all units in a complex.
  - o We request that 69.4% of all units shall be one-bedroom units.
- UDC Article 11.13.4 – Minimum roof pitch to be a mixture of 6:12 and 10:12.
  - o Our desired roof pitch will be 5:12 for all roofs. The roof at clubhouse will be clay tiled.
- Article 10.7.4\_A\_3 – Minimum 10 foot garage door.
  - o Request that garage doors will be 9 foot wide.