

**DEVELOPMENT STANDARDS  
LETTER OF INTENT**

*January 23, 2018*

*Revised February 19, 2018*

*Revised March 19, 2018*

*Revised April 23, 2018*

**BASE ZONING**

Shall comply with MF-3 Zoning Standards listed in the City of Grand Prairie UDC except as modified herein.

**CONCEPTUAL PLAN**

1. Development of the subject property shall be in substantial conformance with Exhibit “B” (Concept Plan) of this Ordinance.

**MULTI-FAMILY RESIDENTIAL DISTRICT**

1. Multi-Family District Boundary
  - a. The boundary of multi-family development shall generally conform to the area shown on the Concept Plan and the legal description in Exhibit “A”.
2. Multi-Family development shall comply with the Multi-Family Three (MF-3) District provisions contained in the UDC and Appendix W Residential Development Standards, as amended, with the exception of the following:
  - a. Maximum Height:
    - i. 40 Feet or 3 stories.
  - b. Minimum Building Setbacks:
    - i. The minimum front yard setback shall be 30’ feet.
    - ii. The minimum rear yard setback (south) shall 90’ feet for 3-story residential buildings.
    - iii. The minimum side yard setback (west) shall be 90’ feet for 3-story residential buildings.
    - iv. The minimum interior side yard setback, if needed, shall 20 feet.
  - c. Minimum Landscape Buffers
    - i. North: 25 feet to building or back of curb.
    - ii. East 25 feet to building or back of curb.
    - iii. South 20 feet back of curb.
    - iv. West 20 feet to back of curb.
  - d. Open Space and Landscaping

- i. The multi-family development will provide a minimum of 30% open space.
  - ii. The minimum of 50 ground floor private yards will be provided in each multi-family phase. Private yards are permitted within the 25' landscape buffers along Forum Drive and Sara Jane.
  - iii. Select existing trees along the property boundary will be preserved to provide enhanced visual and audio screening and maintain the natural aesthetic setting.
- j. Garages:
  - i. The minimum number of attached garage spaces required shall be 25% of the required parking. This excludes guest parking.
  - ii. Direct access from an attached garage into building hall corridor may be provided in lieu of direct access to individual dwelling units.
  - iii. Garage doors may be 9'-0" in width.
  - iv. All other provisions relating to attached garages shall be provided in accordance with the UDC, as amended.
- k. Carports (Refer to Exhibit C)
  - i. Flat roof and steel column (with veneer elements aesthetically consistent with residential building incorporated) as per Exhibit C carports are permitted
  - ii. Screen walls will not be required at carport perimeter
  - iii. Covered parking spaces shall be provided for no less than 25% of the minimum required parking spaces for multifamily units. This excludes guest parking.
- l. Each phase may be permitted with a single gated entry that permits guests and provides turn around. A secondary entrance for residents will be designated as such and allow exit for residents and visitors.
- m. Roof Pitch
  - i. Residential roofs will incorporate an appropriate mix of flat, low slope, and pitched elements. Flat roofs are permitted with articulation and corner treatments as depicted in conceptual imagery Exhibit E.
- n. Amenities
  - i. Common Areas
    - 1. Each multi-family phase will feature a resort inspired pool and state of the art fitness center similar in character and quality to the pool area and fitness center depicted in the representative photographs on Exhibit F.
  - ii. Residential Units
    - 1. Residential units shall be "urban" style, high end, with contemporary finishes and internal corridor access for all units.

These will be similar in character and quality to the living spaces depicted in the representative photographs on Exhibit G.

iii. Technology

1. The multi-family development will incorporate technology amenities as generally described in Appendix W Residential Development Standards for residential units and common areas. These may include wi-fi access in common areas, conference room with TV and teleconferencing capabilities, package concierge, digital cable for residents, USB charging ports in units and additional amenities that improve resident quality of life.