

EXHIBIT B - DEVELOPMENT STANDARDS

PD23-0003a

380 Old North PD

PD-MN, Multi-Family Land Use – 9.940 acres

PD-SC, Commercial and Retail Land Uses – 8.295 acres

City of Denton, Denton County, Texas

SECTION 1: Purpose Statement

The purpose of the proposed Planned Development (PD) is to facilitate a cohesive mixed-use development on 18.235 acres located at the northwest corner of University Drive and Old North Road.

380 Old North PD will integrate multi-family living with a waterfront dining and entertainment venue, prominent water feature, and commercial/retail uses. The development will be pedestrian-oriented with connectivity to the existing single-family neighborhood to the north, the proposed multi-family development; and the waterfront dining venue, commercial, and retail uses. Architectural consistency and compatibility will complement the character of the existing single-family neighborhood and will integrate common, thematic architectural elements, color palettes, and characteristics throughout the development.

The regulations set forth in these development standards are for the PD District which consists of approximately 18.235 acres described in Exhibit A.

SECTION 2: Definitions

Thematic Development: a cohesive development with an architectural theme that is restrictive and limited to facades and architectural elements that represent a specific architectural style.

Modern Farmhouse Design: a specific architectural style that is comprised of traditional farmhouse elements, including clean vertical or horizontal lines, standing seam roofs, transom windows, cupolas, pergola outdoor seating areas, sconces and awnings. Monotone colors and simple design elements represent the modern component.

Waterfront Dining Venue: the main entry into the Commercial Development that is centralized around a water feature that serves as a detention pond, and has a static water elevation throughout the year. The dining venues surround the water feature and cantilever over the water. This venue features outdoor entertainment and special events.

SECTION 3: Zoning

This PD establishes two subdistricts with separate base zoning districts:

Subdistrict A: Multi-Family Land Use, PD-MN (9.940 acres)

Subdistrict B: Retail and Commercial Land Uses, PD-SC (8.295 acres)

3.1 Subdistrict A

Subdistrict A has a base zoning district of Mixed-Use Neighborhood (MN) containing a primary land use of multi-family dwelling units. Accessory Uses are permitted as listed below. Subdistrict A shall follow the development standards only as provided for in the Mixed-Use Neighborhood (MN) District of the DDC. Uses allowed within this Subdistrict shall be limited to only those uses listed in Section 3.1.1 below. Otherwise, all requirements of the 2019 Edition of the Denton Development Code (DDC), as amended, shall apply except where modified herein.

3.1.1 Permitted Uses

Primary Uses

Multi-family Dwelling Units

Accessory Uses

Amenity Centers

Leasing Offices

Garages and Car Ports

Home Occupations

Swimming Pools

Onsite Resident Amenities

3.1.2 Subdistrict A Dimensional Standards

Dimensional standards required for the MN Zoning District apply to this development, except as amended in this Section.

The maximum building height is 40'. Subdistrict A is not eligible for additional height as permitted in DDC Table 3.3-A.

Rear Yard Setback is 80' minimum.

3.2 Subdistrict B

Subdistrict B has a base zoning district of Suburban Corridor (SC) containing commercial, restaurants, and retail as primary land uses. Subdistrict B shall follow the development standards only as provided for in the Suburban Corridor District of the DDC. All land uses allowed within the Suburban Corridor

zoning district shall be permitted, except as prohibited herein. Otherwise, all requirements of the 2019 Edition of the Denton Development Code (DDC), as amended, shall apply except where modified herein.

3.2.1 Prohibited Land Uses

Auto Wash
Automotive Repair, Major
Automotive Repair, Minor
Food Processing, more than 2,500 square feet
General Retail Unless Otherwise Specified, More than 15,000 square feet
Manufacturing, Low Impact
Manufacturing, Medium Impact
Outdoor Storage, Primary
Parking Lot as a Principal Use
Self-Service Storage
Warehouse or Wholesale Facility
Funeral and Internment Facility

3.2.2 Subdistrict B Dimensional Standards

Dimensional standards required for the SC Zoning District apply to this development, except as amended in this Section.

The minimum lot area is 5,000 sq. ft.

Maximum building height is 50'.

SECTION 4: Development Standards

This PD shall comply with the development standards listed in this Section below, and in accordance with the Zoning Plan, Development Plan, Landscape Plan, Building Elevations, and Phasing Plan attached as Exhibits respectively

4.1 Landscape Standards

All requirements of DDC Subchapter 7.7, Landscaping, Screening, Buffering, and Fences shall apply to this Planned Development, except where amended by this Section.

4.1.1. COMPATIBILITY BUFFER:

Subdistrict A: Multi-Family Compatibility Buffer

In addition to the requirements outlined in herein, Subdistrict A shall be developed in accordance with the attached Development Plan and Landscape and Tree Plan. The following landscape elements shall be utilized to meet the requirements from DDC 7.7.6 Compatibility Landscape Buffer Requirements and Table 7.G: Buffer Points, Section C along the North property line of Subdistrict A:

Minimum 20' wide landscape compatibility buffer will be provided adjacent to the north property line, with the following elements:

- One canopy tree (minimum 3" dbh) every 25 linear feet,
- Three ornamental trees every 25 linear feet,
- All existing healthy landmark, heritage, and quality trees within the buffer area will be preserved unless removal is desired by the adjacent property owner at time of construction, City requirements dictate removal, or removal is necessary to replace existing cedar fence(s), and
- Exact spacing and placement of trees will maximize visual buffer in areas where fewer pre-existing trees are being preserved. Placement of trees may be adjusted during construction to enhance the landscape buffer with areas where existing trees do not provide screening.

An Enhanced Landscape Buffer Area will be provided adjacent to Old North Park Block C Lots 7-10 and Old North Park Phase II Block C Lot 17, to include the following additional elements:

- Increase Canopy Tree sizes from 3" to 5" dbh
- Strategic placement of trees to maximize visual buffer
- Prior to the issuance of any Certificates of Occupancy for any use within this development, the developer shall replace the 6' cedar fence with 8' cedar fence on adjoining property lines of Old North Park Block C Lots 4-10, or reimburse property owners for fence replacement

No Landscape Buffer will be required between Subdistrict A and Subdistrict B, as both are developing uses within this Planned Development.

Between the proposed multifamily development and existing commercial development to the west and southwest of the development, the following buffers shall be provided:

- A minimum 6' solid masonry wall shall be constructed along the southernmost west property line of the development in accordance with the attached Landscape and Tree Plan. There shall be no minimum landscape buffer width within this area.
- For the remainder of the area between the proposed multifamily development and existing commercial development, a minimum 10' wide landscape buffer shall be provided in accordance with the attached Landscape and Tree Plan. There shall be no minimum tree or shrub planting requirements within this area.

Subdistrict B: Commercial Compatibility Buffer

The Compatibility Buffer between the proposed commercial development and the existing multifamily development to the northeast shall be a minimum width of 10 feet, and contain elements meeting a minimum 30 points from DDC 7.7.6 Table 7.G. At a minimum, these elements shall include the following:

- An 8-foot height double-faced solid wood fence along the adjoining property line,
- One 3" caliper canopy tree every 30 linear feet, and
- Three 2" caliper ornamental trees every 25 linear feet.

4.1.2 Qualifying Types of Landscaping and Tree Canopy

DDC Subsection 7.7.5.C.2 Qualifying Types of Landscaping and Tree Canopy shall be amended to add the following:

Subdistrict B: The proposed water feature / pond is a constructed element and shall be considered a plaza for the purposes of calculating qualifying types of landscape coverage and shall be counted as part of the overall landscape coverage required within Subdistrict B.

4.2 Parking Standards

4.2.1 Amount of Off-Street Parking Required:

All parking ratios listed in Table 7.9-I and the requirements of DDC Subchapter 7.9, Parking and Loading shall apply to this PD, except where amended by this Section:

- Multifamily: Parking spaces shall be provided at a minimum of 1.5 parking spaces per dwelling unit
- In no case shall any land use provide more than 125% of the minimum number of off-street parking spaces required by Table 7.9-I
- All parking within Subdistrict B shall require a reciprocal parking easement. This easement shall explicitly prohibit the following:
 - Permitting requirements for overnight parking, and
 - Special reserved parking, excepting valet reservations within the parking spots around the Waterfront Dining Venue
- For all other In no case shall any land use provide more than 125 percent of the minimum number of off-street parking spaces required

4.3 Site and Building Design Standards

4.3.1. All requirements of DDC Subchapter 7.10.4, Multifamily Site and Building Design shall apply to the multifamily use in this PD, except where amended by this Section.

Subdistrict A: Multi-family

- A. DDC Section 7.10.4.E.2.b does not apply to this PD.
- B. DDC Section 5.3.3.D.1 does not apply to this PD.

Subdistrict B: Commercial

4.3.2. All requirements of DDC Subchapter 7.10.5, Nonresidential and Mixed-Use Buildings shall apply to the commercial and retail uses in this PD, except as amended by this Section.

- A. DDC 7.10.5.B.2 Site Design and Building Orientation shall be amended to allow the Waterfront Dining Venues to be oriented inward towards the water feature. Signage shall be placed toward the right-of-way for location identification.
- B. DDC Section 7.10.5.C.1 is amended to read “Organize units around a central courtyard or site amenity such as a water feature or pond, maintaining a consistent side yard setback between units”
- C. DDC 7.10.5.F Building Materials shall be replaced in its entirety with the following:

Building materials shall be consistent with the Modern Farmhouse Design, as defined herein and shown conceptually in Appendix A.

See Appendix A – Commercial Modern Farmhouse Design

SECTION 5: Development Phasing

Phase 1 – the multi-family development shown in Subdistrict A shall be constructed in Phase 1.

Phase 2 – the commercial development shown in Subdistrict B and may be developed in accordance with the attached Phasing Plan

5.1 Driveway Locations

5.1.1 Driveway locations along US 380 (University Drive) are subject to TxDOT approval and permitting requirements. The Director may approve minor adjustments to the PD Development Plan that occur to accommodate TxDOT requirements of driveway locations, without constituting a PD Amendment.

Exhibits

- Exhibit I – Zoning Plan
- Exhibit II – Phasing Plan
- Exhibit III – Development Plan
- Exhibit IV – Landscape and Tree Plans
- Exhibit V – Building Elevations