

Exhibit C – Planned Development Standards

PD23-0001

Denton 195 – Planned Development (PD) District

SECTION 1: Purpose.

The regulations set forth in these development standards are for the Overlay Planned Development (PD) District as defined in Denton Development Code Subsection 2.7.3C.1. The PD encompasses a total of 195-acres described in Exhibit A (“Property”), Zoning Legal Description. The subject site is generally located at the southeast corner of I35-W and Corbin Road.

SECTION 2: Use Regulations.

The permitted uses for Tracts A, B, and C shall be in accordance with Mixed-Use (MN) Zoning District, per the City of Denton Development Code (DDC) Table 5.2.-A, as amended and as modified herein. Additionally, all development within this PD shall comply with the following:

1. Allowed Uses and Dwelling Units on Tract B

- a. The allowed uses on Tract B shall be limited to Townhomes and Single-family Residential.
- b. The maximum number of dwelling units on Tract B shall not exceed 150.

2. Allowed Uses on Tracts D and E

- a. The permitted uses for Tracts D and E, shall be limited to Park, Playground, Open Space, which shall be developed in accordance with the Public Facilities (PF) Zoning District standards per the DDC, as amended.

SECTION 3: Development Standards.

Development within this PD shall comply with the Development Standards applicable to the Mixed-Use Neighborhood Zoning District for Tracts A, B, and C, and Public Facilities Zoning District for Tracts D and E, as provided for in the Denton Development Code, as amended.

Environmentally Sensitive Areas

Pursuant to Denton Development Code Subsection 7.4.4, a Zoning Compliance Plan for Tract A, B, or C shall not be approved prior to 1) demonstrating compliance with ESA Regulations and/or 2) obtaining approval of an Alternative ESA Plan for any restricted encroachments.

Additionally, all development within this PD shall comply with the following:

SUBSECTION 3.1: Development Standards Applicable to Tract A

Landscaping & Screening

1. The applicant shall provide a minimum 10-foot-wide landscape buffer along the future northbound I-35W frontage Road. The buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.
2. A 30-foot-wide landscape buffer shall be provided along Corbin Road, as depicted in Exhibit “D”.

Perimeter Roadway and Off-Site Improvements:

1. Building permits for the development of Tract A shall not be issued until one of the following occur (whichever comes first):
 - a. One-half the full required width of street improvements for Corbin Road, as depicted in Exhibit “D”, shall be constructed and said improvements are extended to the intersection with New Bonnie Brae Street as shown on the City’s Mobility Plan and constructed as part of New Bonnie Brae Street Phase 3. See Exhibit “E”.
OR
 - b. One-half the full required width of street improvements of Corbin Road shall be constructed and said improvements are extended to intersect with the future completed I-35W northbound frontage road.
2. An alternative street section for Corbin Road, as shown in Exhibit “D”, shall be used in order to provide adequate access to the site while maintaining the required spacing of 10 feet on either side of the gas pipeline.

SUBSECTION 3.2: Development Standards Applicable to Tract B**Dimensional Standards**

Building setbacks shall comply with all standards applicable to the MN Zoning District as provided for in the Denton Development Code, as amended, except as stated below:

The minimum side yard setback from the eastern property line shall be 50 feet.

The minimum rear yard setback from the southern property line shall be 50 feet.

The building height shall be limited to a maximum of 40 feet and 3 stories.

Landscaping & Screening

1. A 30-foot-wide compatibility buffer shall be provided along the eastern property line and shall consist of:

A minimum of 30 Buffer Points from Table 7.G shall be provided. Two of the Buffer Point Elements shall be: 1) a 6-foot-tall masonry wall; and 2) 1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper).

2. A 30-foot-wide landscape buffer shall be provided along Corbin Road, as depicted in Exhibit “D”.

Site & Building Design

For buildings placed adjacent to Corbin Road, the following requirements shall apply:

- a. Each primary building entrance shall be oriented internally towards the site, and not towards Corbin Road.

Perimeter Roadway and Off-Site Improvements:

1. Building permits for the development of Tract B shall not be issued until one of the following occur (whichever comes first):
 - a. One-half the full required width of street improvements for Corbin Road, as depicted in Exhibit “D”, shall be constructed and said improvements are extended to the intersection with New Bonnie Brae Street as shown on the City’s Mobility Plan and constructed as part of New Bonnie Brae Street Phase 3. See Exhibit “E”.
OR
 - b. One-half the full required width of street improvements of Corbin Road shall be constructed and said improvements are extended to intersect with the future completed I-35W northbound frontage road.
2. An alternative street section for Corbin Road, as shown in Exhibit “D”, shall be used in order to provide adequate access to the site while maintaining the required spacing of 10 feet on either side of the gas pipeline.

SUBSECTION 3.3: Development Standards Applicable to Tract C**Landscaping & Screening**

The applicant shall provide a minimum 10-foot-wide landscape buffer along the future northbound I-35W frontage Road. The buffer shall be parallel to and outside of the TxDOT right-of-way and public utility easements.

Off-Site Improvements

Building permits for Tract C shall not be issued until the completion of the future northbound I-35W frontage road.

SUBSECTION 3.3: Development Standards Applicable to Tracts D and E**Parkland Dedication**

1. The property owner shall dedicate park land and/or an easement for public open space use to the City of Denton, as shown as Tract D, and a Developer’s Agreement shall be required. The park Developer’s Agreement shall be approved by the City of Denton City Council prior to submittal of the Final Plat of Tract A, B, or C, whichever Tract develops first.
2. In addition to the dedication of land or easement for public open space use, the Developer’s Agreement shall also address the following:

- a. Provide necessary public pedestrian access easements to connect the dedicated park land (or easement for public open space use) to Hickory Creek Trail and Corbin Road Trail.
- b. Finalize the locations and alignments of roadways, trails, and access points to the dedicated park land (or easement for public open space use) without requiring a PD amendment.
- c. The final design and locations of all roadways, trails, access easements, access points, and trail connections shall be subject to final approval by the City of Denton.

Exhibit "D"
Corbin Road Alternative Street Section

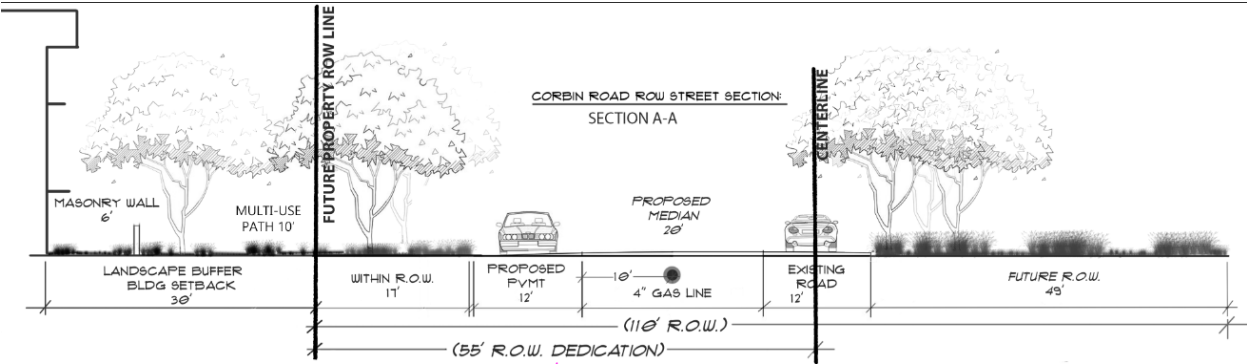


Exhibit E
Corbin Road Connection to Bonnie Brae Phase 3

