

EXHIBIT B - DEVELOPMENT STANDARDS

PD23-0003

380 Old North PD

PD-MN, Multi-Family Land Use – 9.939 acres

PD-SC, Commercial and Retail Land Uses – 8.296 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 18.241 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 18.241 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 board and batten exterior facades, standing seam roof lines, and manufactured stone. 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 (9.939 acres)

Subdistrict B: Retail and Commercial Land Uses, PD-SC (8.296 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'.

The minimum setback from the north property line is 80' for Building 3 and 90' for buildings 2 and 4, as shown on the Zoning Site Plan. These minimum setbacks apply to Old North Park Blocks C Lots 7-10, Old North Park Phase II Block C Lots 17-29, and Old North Park Phase III Block C Lots 30-38 and Lots CA-1 and CA-2.

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
Manufacturing, Low Impact
Manufacturing, Medium Impact
Outdoor Storage, Primary
Self-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 sqft.

Maximum building height is 40'.

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 A, B, D, E, and F, 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

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 along 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 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)

- Exact spacing and placement will maximize visual buffer in areas where fewer pre-existing trees are being preserved

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
- Replace 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

Subdistrict B: Commercial Compatibility Buffer

The Compatibility Buffer between the commercial property and existing developed multi-family property to the northeast shall be minimum width of 10 feet, minimum 30 points per DDC 7.7.6 Table 7.G and shall include the following elements:

- An 8-foot height double-faced solid wood fence along the adjoining property boundary
- One 3" caliper canopy tree every 30 linear feet
- 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 Plaza area. It shall be calculated as a percentage of the landscaping area that resides proportionally on Lots 4-7.

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:

- Restaurant: 1:125sf gross area
- All parking within the commercial area requires reciprocal parking as a part of the seller/developer covenants, conditions and restrictions (CCRs) on the commercial portion (i.e., no reserved parking - exception for valet around the Waterfront Dining Venue within designated areas), and no overnight parking permitted within the commercial area in Subdistrict B.

- The overage parking shall not exceed 175% of actual use at the time of permitting each lot. This allows for greater flexibility of the uses and account for peak demand. The proposed development is intended to be a destination location for restaurant-retail-office use for many neighboring areas, and in times of holiday events, evening events and other peak operations, the quantity of restaurant operations (or other uses) proposed may require this overage parking.

4.4.2 DDC Section 7.9.7.A.2 Number and Size of Loading Berths Required shall not apply to this development.

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 7.10.4.C.1.c shall be replaced by:

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.D Building Mass and Form shall be amended to read “Buildings shall have no more than 50 contiguous feet without a horizontal and vertical break of at least three feet for front and side elevations only”
- D. 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. Materials shall be non-rot, non-fade, and be made for commercial applications. Materials may include any combination of the following:

1. Board and Batten: material of composite, fiber cement, aluminum, or other manufactured materials that includes integral / prefinished color.
2. Manufactured Stone: CMU veneer
3. Faux Wood Cladding: material of composite, fiber cement, or aluminum
4. Accents: shall be heavy timber, prefinished aluminum, composite or fiber cement, or hard wood

See Appendix A – Commercial Modern Farmhouse Design

4.4 Drainage Criteria

All requirements of DDC Subchapter 7.5 Drainage shall apply to this Planned Development, except where amended by this Section.

Subdistrict B

4.4.1 General Drainage Requirements: Subsection 7.5.3.N.5 Easements shall be amended to allow the Waterfront Dining Venue to include constructed patios that cantilever over the detention basin and associated drainage easement as shown on the PD Development Plan.

4.5 Water and Wastewater Criteria

All requirements of DDC Subchapter 7.6 Drainage shall apply to this Planned Development, except where amended by this Section.

4.5.1 Easement Requirements: Subsection 7.6.7 Easement Requirements shall be amended to permit wrought iron fence crossings of the sewer easement with minimum 12' width gates, and to permit the water feature (fountain) to encroach into the sewer easement as shown on the PD Development Plan.

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 further broken down into Phase 2A and Phase 2B as shown on Exhibit X: Phasing Plan. Either Phase 2A or Phase 2B may be developed first without an amendment to this PD.

5.1 Driveway Locations

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

Exhibits

Exhibit A – Zoning Plan

Exhibit B – Development Plan

Exhibit C – Legal Description

Exhibit D – Landscape and Tree Plans

Exhibit E.1 and E.2 – Building Elevations

Exhibit F – Phasing Plan