

Urban Trails Cottages

Beaten Path Development Company

Prepared by Sage Group, Inc. 7 AUG 18

Proposed Development Standards

This Residential Infill Planned Development (RI-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-8 Single Family Detached Zero Lot Line Residential. The following regulations shall be specific to this RI-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

A. *Permitted Land Uses.* Uses in this RI-PD shall be limited to those permitted in the R-2 Single Family Detached Zero Lot Line Residential zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-2 Single Family Residential zoning district, as amended, is only allowed if a special use permit is issued for the use.
2. Any land use prohibited in the R-2 Single Family Residential zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the R-2 Single Family Residential zoning district and the standards described below.

1. Lot dimensions and setbacks shall be as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	3,040 square feet
Lot width	32 feet
Lot depth	95 feet
Front building line	5 feet
Side building line	5 feet & 0 feet; min. 5 feet between homes
Rear building line	10 feet
Garage setback	10 feet

2. Finished Floor elevations shall be 18 inches above the finished grade of the adjacent public sidewalk.

3. The development shall set aside at least fifteen percent (15%) of the land area as common open space. All common open space areas and amenities must be owned and maintained by the home owner's association. The common open space areas shall be as shown on the site plan (PD Zoning Exhibit).
4. A permanent Homeowner's Association shall be established, for the maintenance of the walls, common area landscaping and other common neighborhood facilities, prior to the first home sale and occupancy. The HOA shall be supported by mandatory annual fees charged to each homeowner, pro-rata, based on the projected maintenance and management costs. After initial installation and maintenance provided by the developer, such maintenance responsibilities shall be turned over to the homeowners, who shall be permanently responsible to maintain said common features and areas, using a professional management company.
5. Fencing shall be designed as shown on the Landscape Plan and subject to the following.
 - a. A six-foot tall masonry screening wall must be constructed along Mid-Cities Boulevard adjacent to the rear of the alley. The wall must be constructed as a traditional masonry wall or a pre-cast product such as Verti-crete. The columns may not exceed seven (7) feet in height. Thin-panel walls are prohibited.
 - b. Ornamental tubular steel fence shall be six feet in height. Decorative masonry columns shall be constructed every 50 feet on center where such fence fronts Holiday Lane.
6. A five-foot wide sidewalk shall be constructed adjacent to Mid-Cities Boulevard, Holiday Lane and all internal streets.
7. All crosswalks shall be constructed of stamped and stained concrete.
8. The development shall include a cluster mailbox. The location and design shall be approved by the Development Review Committee and US Postal Service.
9. Outdoor lighting on the site and buildings shall be installed in accordance with *Section 118-728 – Outdoor lighting* of the zoning ordinance. Street lighting shall be selected from Oncor's decorative street lighting options as shown.
10. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
11. Landscaping shall be designed as shown on the Landscape Plan and subject to the following.
 - a. A landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to construction.
 - b. Each lot shall include one street tree between the sidewalk and street.
 - c. All landscaped areas must be irrigated.

Building design standards. Building design and appearance shall comply with the conceptual building elevations shown on the “Landscape Plan and Home Plans” and the standards described below.

12. The minimum dwelling unit size for the units shall be 1,500 square feet for up to 40% of the one-story units; the remaining units two-story units shall be a minimum of 1,800 s.f.
13. The maximum structure height shall be thirty-six (36) feet.
14. The exterior wall materials shall consist of masonry materials, as defined by the zoning ordinance, in the following amounts:
 - a. One-hundred percent of the wall area on the front façade.
 - b. At least eighty-five percent of the wall area on the side and rear façades.
15. Garages shall be located on alleys at the rear of the buildings.
16. Roofs shall have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Porch roofs and shed roofs shall have a minimum 4:12. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
17. Each building shall include at least three of the following architectural elements.
 - a. At least two distinct masonry materials.
 - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
 - c. Enhanced brick details, such as herringbone, rowlocks, etc.
 - d. Metal seam roof accents.
 - e. Cedar shutter accents.
 - f. Cast stone accents.
 - g. Decorative coach lighting.
 - h. Quoins.
 - i. Front Porches.
 - j. Cedar Columns.
 - k. Dormers.
 - l. Balconies.
 - m. 8-foot Entry Doors.

C. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the RI-PD district.

The city manager or designee may approve minor amendments or revisions to the RI-PD standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.