

STATEMENT OF PLANNING OBJECTIVES:

Wayfarer Place Addition

A Proposed Single Family Residential Development

Located in

the City of North Richland Hills, Texas

at

the South side of Stardust Drive, one block east of Rufe Snow

Includes

Zoning Change Request to revise the existing Medium Density Residential Planned Development (PD) - consistent with the Vision 2030 NRH Land Use Plan, Statement of Intent, Neighborhood Requirements & Concept Site Plan.

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I. STATEMENT OF INTENT

The proposed development will contain 14 residential homes constructed on 5,554 square foot average lot size with minimum 20-foot front setbacks, 10-foot rear setbacks and 5-foot side yards. Homes will be a minimum of 2,000 square feet. Density for the overall neighborhood will be approximately 5.8 units/acre. The proposed development will have 35,077 square feet of road, sidewalk and R.O.W. making up approximately 28% of the total area, and will also include approximately 14,000 square feet of common/green space making up approximately 11.1% of the total area.

The neighborhood will be served by standard 30-foot streets. Homes will be one and two story with cementitious, board & batten or gap & lap siding on all sides to accommodate the popular modern farmhouse architectural styling (see Exhibit B). Typical roof pitch will be a minimum of 8:12. Dormers and shed roofs for architectural elements can be a lesser pitch where appropriate.

All open space will be landscaped. A Homeowner's Association (HOA) will own and maintain landscaping within open space areas and walls within wall easements. All homes will be required to have significant landscape features as well as automatic lawn irrigation sprinkler systems.

The perimeter fencing shall be per the landscape plan. An extruded aluminum fence (iron fence look) is proposed along the Stardust Drive frontage within the open space and a masonry monument sign/screen wall is proposed on each side of the entrance. A 6' masonry screen wall is proposed along the west side of the development. Wood fencing will be constructed on the property lines and the south boundary, and existing fencing will be preserved where possible along the east side of the development.

Currently, the proposed development is zoned PD. We are proposing a plan development (PD) or R-2 residential zoning.

II. PLANNED DEVELOPMENT REQUIREMENTS

1. The primary buildings will be a minimum of 2,000 sf with modern farmhouse styling.
2. Home exteriors will be a cementitious, board & batten or gap & lap siding.
3. The fencing around the subdivision will be as shown on the landscape plan wall/fence diagram.
4. The builder will install the sidewalk in front of each home at the time of construction and will be 4 feet wide.
5. Every home will have a full yard sprinkler system with freeze and rain detectors.
6. There will be a mandatory Homeowners Association (HOA) which will be responsible for the maintenance of common open space areas as well as the perimeter masonry walls.
7. The builder will be required to plant 2 trees in the front yard (one between the building line and right of way line and one tree between the sidewalk and street). The type of tree will be a hard wood variety (oak, elm, pecan, etc.). Street trees must be a live oak or cedar elm species. The four Common/Green Space areas will represent an additional 16-20 planted trees. Street trees must be spaced 20 feet apart.
8. The street lights will be decorative and selected from Oncor's decorative street light brochure by the developer.
9. There will be no minimum requirement of open area for the back yard of each lot. However, there will be a minimum 10 foot rear building line.
10. The garage doors will be front entry with decorative doors. No 3-car width garage doors will be permitted.
11. There will be a minimum of a 6-foot iron fence on Stardust Drive and a masonry screen wall/monument sign at the entrance.
12. The open space lots will be irrigated and landscaped per the landscape plans.
13. All above ground utility pedestals and boxes will be set back a minimum of 5 feet from the public sidewalk and contained within a utility easement.