

**Non-Residential Planned Development (NR-PD) District
Land Use and Development Regulations**

ZC 2017-01

Tandy K. Martin Survey, Abstract 1055, Tract 11
8500 Cardinal Lane, North Richland Hills, Texas

This Non-Residential Planned Development (NR-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 Commercial. The following regulations shall be specific to this NR-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.* Land uses in this NR-PD shall be limited to those permitted in the C-1 Commercial Zoning District with the addition of the following:

1. Assisted living center
2. Memory care facility
3. Independent living duplex cottages
4. Professional/medical offices

B. *Land use standards.* Land uses in this NR-PD shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.

Land Use	Development Standard
Assisted living center	Maximum number of units: 72 units Maximum number of beds: 76 beds Average unit size: 495 square feet
Memory care facility	Maximum number of units: 13 units Maximum number of beds: 16 beds Average unit size: 318 square feet
Independent living duplex cottages	Maximum number of units: 10 units Maximum number of buildings: 5 buildings Minimum unit size: 1,500 square feet
Professional/medical offices	Maximum number of buildings: 3 buildings Maximum size of buildings: 15,000 square feet total

C. *Site development standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.

1. Building location and setbacks shall be as shown on the site plan attached as Exhibit "C".
2. Refuse container screening and site fencing shall be as shown on the site plan attached as Exhibit "C".

3. Landscaping shall be installed as shown on the landscape plan attached as Exhibit "C". The landscaping must be installed prior to the issuance of a certificate of occupancy.
4. Outdoor lighting on the site and building shall be installed in accordance with *Section 118-728 – Outdoor lighting* of the zoning ordinance.
5. The construction of the fifty-five (55) parking spaces on the south side of the site adjacent to the office building pad shall be deferred until the office buildings are developed.
6. The aerial utilities along Cardinal Lane shall be removed or placed underground.

D. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.

1. The assisted living center building shall not exceed two (2) stories in overall height.
2. The memory care facility, independent living duplex cottages, and professional and medical office buildings shall not exceed one (1) story in overall height.

E. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or site plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Non-Residential Planned Development in the same manner as the original.