

Project Name
DEVELOPMENT STANDARDS

I. PROJECT LOCATION

_____ consists of ____ acres of land located at _____, and more generally described in Exhibit “1”.

II. PURPOSE AND INTENT

A. Purpose: The purpose of the district is to create

1. The purpose of this district is:
 - a. To provide d
2. The intent of this district is:
 - a. To provide
 - b. To create
3. The Development and Design Standards herein shall apply_____
4. _____ shall be developed in one phase.

B. Applicability: These standards shall apply to all development within the

C. Zoning Ordinance: All references herein to the City of Lewisville Zoning Ordinance shall be to the City of Lewisville Zoning Ordinance in effect _____

III. DEFINITIONS

IV. DEVELOPMENT REGULATIONS

_____ will include _____. The base zoning for this PD shall be_____.

A. Senior-Family Requirements:

1. Purpose:
2. Permitted Uses:
 - a) Single family detached dwelling units.
 - b) Amenity Center

3. Height Regulations: No building shall exceed
4. Area Regulations: The following minimum standards shall be required_____

Minimum Dwelling Unit:	The minimum dwelling unit size shall be
Lot Coverage:	The combined area covered by all buildings and accessory structures shall not exceed
Front Yard:	X feet
Garage Setback:	X feet
Rear Yard:	X feet
Side Yard:	X feet
	Maximum Density: The maximum density shall be X units per acre.

V. DEVELOPMENT AND DESIGN STANDARDS

A. Streets: The development shall be a

Street Types: The following street types shall establish the criteria for streets allowed within

1. Local Street ()
 - Classification:
 - Private Street Easement Width:
 - Pavement Width:
 - Pavement Section:
 - Curb Radii:
 - Minimum Centerline Radius for Curves:
 - Minimum Tangent between Reverse Curves:
 - Minimum Sidewalk Width:
 - Parkway Width:
 - Parking:

The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis. All other exceptions to the Street Design Standards shall be approved by the City Council.

2. All streets will be owned and maintained by
- 3.

B. Screening, Gates and Fences: All development within ____ shall comply with Chapter 4, Article X of the City of Lewisville Code of Ordinances

1. Screening shall be required as shown in Illustration “2”.
2. The development shall be
3. The homeowner’s association shall be required to maintain

C. Landscape Standards: All development within ____ shall comply with the City of Lewisville’s Landscaping Ordinance and shall comply with Illustration “2” with the following requirements:

1. There shall be a minimum of one 2.5” shade tree
2. The amenity center shall include
3. There shall be live screening along
5. The homeowner’s owners association (HOA) shall be required to maintain all landscaping, trees, shrubs, and monument signs.
6. The City’s standard language regarding the disbanding of the HOA shall be included in the Conditions, Covenants, and Restrictions (CC&R’s) for the Autumn Gathering HOA.

D. Architectural Standards: All development within ____ shall comply with the City of Lewisville’s Architectural Standards with the following requirements:

1. Proposed homes shall generally comply with the attached representative photographs as shown in Illustration “3”.
2. All units shall have a minimum of two parking spaces.
3. Architectural materials for the homes shall adhere to the exterior façade requirements listed below and shall exclude doors and windows from the material percentage calculations:
 - i. Each home shall have a minimum of
4. All homes shall be protected with an automatic fire sprinkler conforming to N.F.P.A. Standard 13D.

VI. AMENITIES

A. Community Amenities:

VII. REQUESTED DEVIATIONS

A. Lot Requirement Comparison

	Lot Requirement Comparison	
	Required:	Requested:
Minimum Dwelling Size		
Minimum Front Yard		
Minimum Side Yard		