CITY OF CELINA, TEXAS

ORDINANCE 2016-79
OLD CELINA LTD. GROUP 4 PD #78

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 308.051 ACRES OF LAND COMPRISING TRACTS 24, 26 AND 28 MORE FULLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" TO BE ZONED AS "PD #78" A PLANNED DEVELOPMENT ZONING DISTRICT IN ACCORDANCE WITH THE "GROUP 4 OLD CELINA PD CONDITIONS AND DEVELOPMENT STANDARDS" IN EXHIBIT "C" WITH THE BASE DESIGNATIONS OF MU-2, REGIONAL MIXED USE ZONING DISTRICT, I-1, LIGHT INDUSTRIAL ZONING DISTRICT, AND SF-R, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; REPEALING, ORDINANCE NO. 86-32-A; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas (the "City") created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Land"); and

WHEREAS, the tracts comprising the Land have been depicted in detail in Exhibit "B" attached hereto and incorporated herein; and

WHEREAS, in accord with Section 14.02.151 of the City's Code of Ordinances, the City hereby finds and declares that in recognition of: (a) changing conditions and circumstances within the locality of

the City due to impending growth likely to occur as a result of the extension of the North Dallas Tollway and other infrastructure projects; and (b) recognized changes in technology, the style of living and manner of conducting business occurring in the locality of the City and surrounding communities, including but not limited to, the desire of citizens to live and work in areas with complementary land uses that include high quality housing, retail, offices, commercial services, and employment uses within areas that promote pedestrian and vehicular connectivity and vibrant mixed land use communities; and

WHEREAS, the City Council has determined that, based on circumstances existing on the Effective Date of this Ordinance, it is in the public interest to allow for flexibility in locating and arranging the authorized uses across and throughout the Land, depending upon the final alignment of the North Dallas Tollway and other major parallel arterial streets and that the changes approved herein will be appropriate in the immediate areas concerned and with regards to their relationship to the general area of the City as a whole; and

WHEREAS, the land use conditions, regulations and development standards set forth in Exhibit "C" attached hereto and incorporated herein (the "Group 4 Old Celina PD Conditions and Development Standards") incorporate a "Character Zone" methodology, establishing standards and uses consistent with the City's Comprehensive Zoning Ordinance in regulating land use and development in an orderly, responsible, and flexible manner, while providing predictability within a framework of conditions, standards and uses to enable the owner(s) of the Land within this PD to work together with the City to plan, envision, implement, and optimize development of the Land and provide for certain modifications to such district regulations; and

WHEREAS, the Group 4 Old Celina PD Conditions and Development Standards provide for, entail and clearly outline and describe certain modifications, amendments and supplements to the base zoning designations; and

WHEREAS, the City Council has considered, among other things, the character of the Land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and has determined that it is in the best interests of the public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City and that Ordinance No. 86-32-A should be repealed in its entirety; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas and the ordinances of the City, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the Land should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing recitals and premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this ordinance (the "Ordinance") is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That the zoning classification is hereby established as "PD#78" on the Land described in Exhibit "A" and depicted in Exhibit "B".

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the Land, described in Exhibit "A" and depicted in Exhibit "B" , as "PD#78" with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential Zoning district as revised, amended and supplemented by the Group 4 Old Celina PD Conditions and Development Standards which are described and clearly set forth in Exhibit "C",attached hereto and incorporated herein. This PD creates standards that supplement, revise and build upon the base zoning designations and differ in some respects from the requirements of the City's Comprehensive Zoning Ordinance.

4.02 This Ordinance regulates the uses allowed for the Land identified above. All development and construction shall occur in accordance with the requirements of this Ordinance; the concept plans to be set forth for approval subsequent to the approval of this Ordinance as provided herein; the development standards set forth in Exhibit "C" and all other applicable ordinances, rules, and regulations of the City.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the Land shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City of Celina, as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

Ordinance No. 86-32-A, 9, is hereby repealed in its entirety. In addition and notwithstanding, this Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of such ordinances except for those instances where there are any conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all past violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 13th day of December, 2016.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

EXHIBIT A

The Land

Comprising The Tracts Described Herein By Metes And Bounds

TRACT 24 (50.596 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas and also being part of a 125.871 acre tract as recorded in Volume 5208, Page 3392 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly northwest corner of said Old Celina tract, same being the southwest corner of Lot 2, Block A, Cattleman's Crossing, according to the plat thereof recorded in Volume R, Page 70, Plat Records, Collin County, Texas, same being in the east right of way line of State Highway No. 289 (variable width right of way);

THENCE North 88 deg. 04 min. 32 sec. East along the common line of said Old Celina tract and said Lot 2, a distance of 372.79 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an internal corner of said Old Celina tract, same being the southeast corner of said Lot 2;

THENCE North 18 deg. 11 min. 00 sec. East, continuing along the common line of said Old Celina tract and said Lot 2, passing the northeast corner of said Lot 2, same being the southeast corner of County Road No. 98 (Volume R, Page 70) and continuing along the common line of said Old Celina tract and County Road No. 98, a total distance of 602.60 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 04 deg. 02 min. 58 sec. East, 0.41 feet for the most northerly northwest corner of said Old Celina tract, same being in the south line of that certain tract of land conveyed to W.C. Miller & Will Miller III according to the deed recorded in Volume 814, Page 808, aforesaid Deed Records;

THENCE North 88 deg. 04 min 32 sec. East, along the common line of said Old Celina tract and said Miller tract, a distance of 151.20 feet to 5/8 inch iron rod found for the southeast corner of said Miller tract, same being the southwest corner of that certain 65.92 acre tract of land conveyed to Old Celina Ltd, by deed recorded in Instrument Number 20080612000710680, Official Public Records, Collin County, Texas;

THENCE North 88 deg. 56 min. 39 sec. East, along the common line of said Old Celina tract (5208,3392) and said Old Celina tract (20080612000710680), a distance of 1312.82 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 21 deg. 57 min. 46 sec. West, 0.59' for the northeast corner of said Old Celina tract (5208,3392), same being an internal corner of said Old Celina tract (20080612000710680);

THENCE South 01 deg. 01 min. 35 sec. East, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (20080612000710680), a distance of 1205.29 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found that bears South 59 deg. 40 min. 59 sec. West, 0.99 feet for the southeast corner of said Old Celina tract (5208,3392), same being the northeast corner of that certain tract of land conveyed to Old Celina Ltd, according to the deed thereof recorded in Volume 5574, Page 1151, aforesaid Deed Records;

THENCE South 89 deg. 56 min. 19 sec. West, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (5574, 1151) a distance of 2266.24 feet to a 1/2 inch capped iron rod found stamped with "RPLS 4613" for the southwest corner of said Old Celina tract (5208, 3392), same being the northwest corner of said Old Celina tract (5574, 1151), same being in the east right of way line of aforesaid State Highway No. 289;
THENCE along the common line of said Old Celina tract (5208, 3392) and said State Highway No. 289, as follows:

North 18 deg. 10 min. 56 sec. East, a distance of 24.17 feet to a 1/2 inch iron rod set for angle point;

North 19 deg. 19 min. 00 sec. East, a distance of 254.08 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 46 min. 00 sec. East, a distance of 103.11 feet to a 3" TxDot Aluminum disk found for internal angle of Old Celina tract (5208, 3392);

North 02 deg. 20 min. 00 sec. West, a distance of 35.64 feet to a 1/2 inch iron rod set for angle point;

North 04 deg. 18 min. 00 sec. West, a distance of 170.90 feet to a 1/2 inch iron rod found for angle point;

North 18 deg. 11 min. 00 sec. East, a distance of 122.11 feet to an angle point;

North 12 deg. 28 min. 00 sec. East, a distance of 8.23 feet to the POINT OF BEGINNING and containing 50.596 acres of computed land, more or less.

TRACT 26 (70.802 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0247939, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in the State of Texas, County of Collin, being part of the Collin County School Land Survey, Abstract No. 167, being the resurvey of a called 70.00 acre tract of land recorded in Volume 2868, Page 203 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 70.00 acre tract, the southeast corner of a 55.718 acre tract surveyed by David Surdukan dated October 4, 1999, said beginning corner also being in the west line of a 74.00 acre tract recorded in Volume 314, Page 534 of the Collin County Deed Records;

THENCE with the east line of said 70.00 acre tract and the west line of said 74.00 acre tract as follows:

South 00 degrees 39 minutes 50 seconds East, 557.47 feet;

South 09 degrees 53 minutes 25 seconds West, 11.80 feet;

South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a railroad spike found in the asphalt of County Road No. 91 marking the southeast corner of said 70.00 acre tract and being in the north line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of the Collin County Land Records;

THENCE along County Road No. 91, the south line of said 70.00 acre tract, the north line of said 21.970 acre tract and the north line of 10.476 acre tract recorded in Volume 788, Page 714 of the Collin County Deed Records, South 88 degrees 29 minutes 47 seconds West, 1302.22 feet to a railroad spike found marking the most southerly southeast corner of said 70.00 acre tract;

THENCE with a west line of said 70.00 acre tract and an east line of a 40.886 acre tract recorded under County Clerk No. 93-0018472 of the Collin County Land Records, North 01 degrees 05 minutes 25 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the most northerly northeast corner of said 40.886 acre tract;

THENCE with a south line of said 70.00 acre tract and the north line of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds West, 777.67 feet to a 1/2 inch iron rod found marking the southeast corner of an abandoned 60-foot road right-of-way;

THENCE with the south line of said abandoned road right-of-way, South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a 3/8-inch iron rod found in the east right-of-way line of State Highway 289 (variable R.O.W.) marking the southwest corner of said road abandonment;

THENCE with the east right-of-way line of State Highway No. 289 and the west line of said 70.00 acre tract as follows:

North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a 1/2-inch iron found;

North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a ½-inch iron rod set;

North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a 1/2-inch iron rod found marking the northwest corner of said 70.00 acre tract and the southwest corner of the aforementioned 55.718 acre tract;

THENCE with the north line of said 70.00 acre tract and the south line of said 55.718 acre tract, North 89 degrees 56 minutes 19 seconds East, 2266.24 feet to the point of beginning and containing 70.802 gross acres of land.

TRACT 28 (186.653 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20080612000710680, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the H. C. Routh Survey, Abstract No. 765, J. K. Rice Survey, Abstract No. 767, Samuel Queen Survey, Abstract No. 731 and the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and also being part of a 66.12 acre tract (Tract 1), part of a 50 acres tract (Tract 2), all of a 74 acre tract (Tract 4), and all of a 0.193 acre tract (Tract 5) as conveyed to the O & M Church Family Limited Partnership and recorded in Volume 5244, Page 3049 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner at the southwest corner of said 74 acre tract (Tract 4), said railroad spike also being at the southeast corner of a 70.802 acre tract as conveyed to Old Celina, LTD. and recorded in Volume 5574, Page 1151, D.R.C.C.T, said railroad spike also being in County Road No. 91;

THENCE North 00 degrees 31 minutes 12 seconds East following the east line of said 70.802 acre tract a distance of 860.88 feet to a wood fence post for corner;

THENCE North 11 degrees 25 minutes 11 seconds East following the east line of said 70.802 acre tract a distance of 11.80 feet to a wood fence post found for corner;

THENCE North 00 degrees 51 minutes 56 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 70.802 acre tract, said corner also being the southeast corner of a 55.718 acre tract as conveyed to Rex Glendenning and recorded in Volume 4551, Page 1839, D.R.C.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds East following the east line of said 5.718 acre tract a distance of 1205.28 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 55.718 acre tract, said Iron rod also being in the south line of said 66.12 acre tract (Tract 1);

THENCE North 89 degrees 32 minutes 10 seconds West following the north line of said 55.718 acre tract a distance of 1312.90 feet to a 5/8 inch iron rod found for corner at the southwest corner of said 66.12 acre tract (Tract 1), said iron rod being the southeast corner of a 8.755 acre tract as conveyed to W.C. Miller & Will C. Miller III, and recorded in Volume 814, page 808, D.R.C.C.T.;

THENCE North 00 degrees 04 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 508.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 5 degrees 50 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 38.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 53 minutes 16 seconds West following the east line of said 8.755 acre tract a distance of 373.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 47 minutes 12 seconds East following the east line of said 8.755 acre tract a distance of 231.06 feet to a 1/2 inch iron rod set for corner the south Right Of Way line of F.M. No. 455 (90' ROW), said iron rod also being in a curve to the right with a chord bearing of North 87 degrees 11 minutes 02 seconds East a chord distance of 157.62 feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 6 degrees 30 minutes 46 seconds a radius distance of 1387.42 and an arc distance of 157.71 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 34 seconds East following the south ROW line of said F.M. No. 455 a distance of 1964.84 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right with a chord bearing of South 44 degrees 34 minutes 04 seconds East a chord 386.46 distance of feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 59 minutes 00 seconds a radius distance of 273.31 feet and an arc distance of 429.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 25 minutes 26 seconds West following the south ROW line of add F.M. No. 455 a distance of 444.32 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left with a chord bearing of South 44 degrees 29 minutes 34 seconds East a chord distance of 513.05 feet;

THENCE along said curve to the left following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 50 minutes 00 seconds a radius distance of 363.31 feet and an arc distance of 569.63 feet to a 1/2 Inch iron rod set for corner;

THENCE South 89 degrees 24 minutes 34 seconds East following south ROW line of East No. following south ROW line of F.M. No. 455 a distance of 436.80 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 49 seconds West a distance 1311.93 feet to a 1/2 inch iron and set for corner;

THENCE South 01 degrees 01 minutes 35 seconds West a distance of 1295.11 feet to a railroad spike set for corner in County Road No. 91;

THENCE North 89 degrees 45 minutes 26 seconds West following CR. No. 91 a distance of 2053.69 feet to the POINT OF BEGINNING and containing 8,130,588 square feet or 186.653 acres of land, more or less.

EXHIBIT B

Graphic Depiction Of The Land

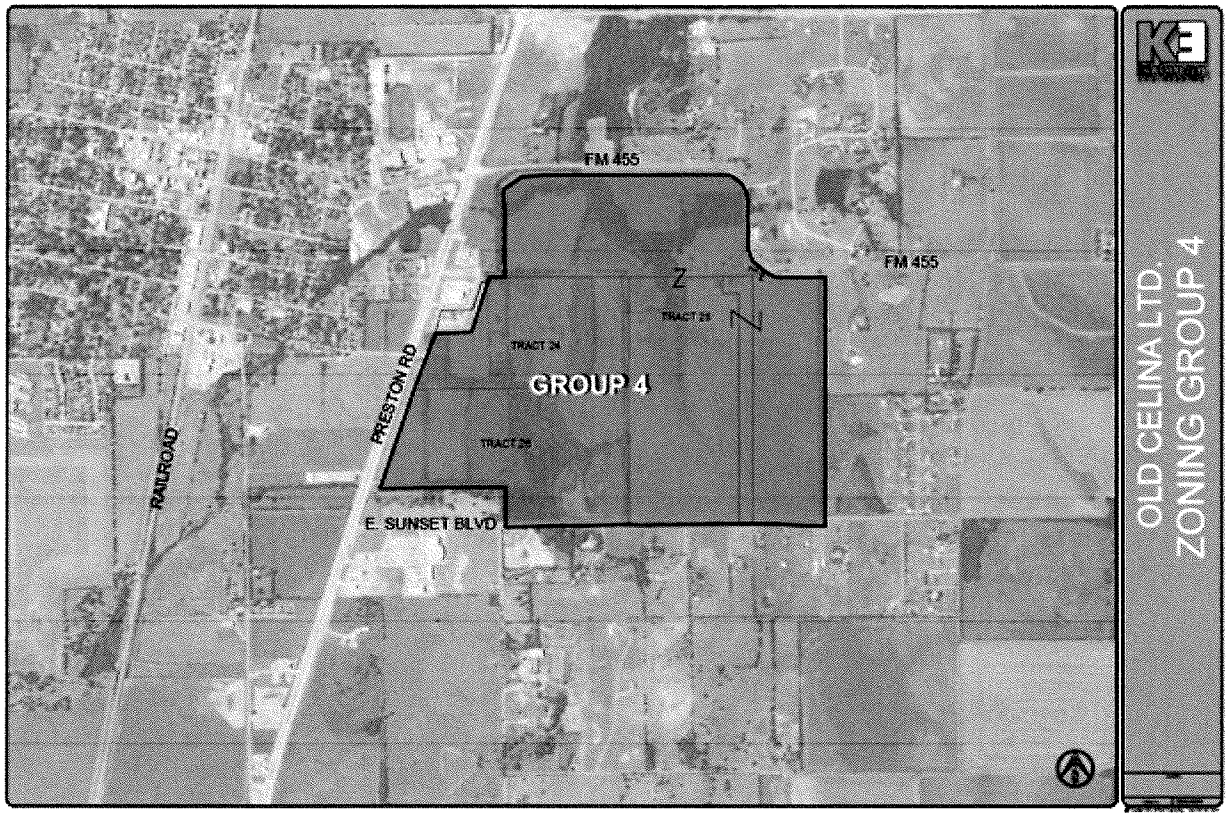


EXHIBIT C

GROUP 4 OLD CELINA PD CONDITIONS AND DEVELOPMENT STANDARDS

GROUP 4 OLD CELINA PD CONDITIONS AND DEVELOPMENT STANDARDS

1. *Review Process and Administration.*

    a. **Plan Review Process**. Development of land for construction includes two steps plus plat approval. The first step is the CP/GDP review and Planning and Zoning Commission (PZ) approval. The second step is site plan review and administrative approval.

    b. **Concept Plan/General Development Plan (CP/GDP)**. The CP/GDP is intended to illustrate the general development pattern and character of the Planned Development. A CP/GDP approved by PZ shall be required before a site plan can be approved administratively. The CP/GDP may be submitted for approval before or at the time of site plan, with the site plan administrative approval running concurrent to PZ review of the CP/GDP.

    c. CP/GDP review shall be by PZ per City's public hearing requirements to include mailed public hearing notices to the property owners within 200 feet of the subject concept plan area, public hearing publications and signs posted per City regulations. A denial of PZ approval may be appealed to the City Council by the Applicant.

        i. The applicant shall submit a CP/GDP and supporting information with the following requirements:

            1. CP/GDP shall cover an area of at least 60 acres or the size of the area delineated within this Planned Development, whichever is smaller.

            2. For any property less than 10 acres, the CP/GDP shall align with the context around the CP/GDP area. This can be established by:

                a. Showing the existing (or proposed if none exist) CP/GDP's adjacent to the site and showing how the current CP/GDP aligns vehicle and pedestrian connections;

                b. Extending potential pedestrian and vehicular connections to adjacent property; and/or

                c. Showing how this CP/GDP is compatible with adjacent property.

            3. CP/GDP shall be noticed by signs and to owners within 200 feet of the subject area

            4. A CP/GDP is not intended to be a detailed proposal; rather, it shall illustrate the general location of land uses, basic street layout and treatment of transition areas to adjacent uses. The CP/GDP shall illustrate the proposed general design direction of the site with dimensional guidelines that provide adequate information about the design intent, intensity and phasing of the proposed plan.

5. The CP/GDP shall:

    a. Demonstrate compliance with the Planned Development's purpose and development standards.

    b. Prescribe requirements for a complete CP/GDP submittal including:

        i. Delineation of Character Zones for the development including one or more areas designated as (1) Commercial/Mixed Use, (2) Transition, and/or (3) Neighborhood, per the Development Standards Table in Section 6 below;

        ii. The layout of proposed mandatory blocks and streets and conceptual bikeways, trails and pedestrian paths;

        iii. The location and acreage of open space meeting at least the minimum required (see Development Standards Table in Section 6 below) as well as the type of open space. Open spaces are intended to be privately owned and maintained;

        iv. The location within each Character Zone of uses delineated generally as non-residential (retail, office, industrial), mixed use (both residential and non-residential), residential, and open space ;

        v. The approximate placement of buildings and anticipated scale if known at the time of CP/GDP;

        vi. General parking locations (surface and structured);

        vii. Preliminary drainage and water/sewer utility plan; and

        viii. Any additional materials needed to fulfill the requirements of a General Development Plan as described in Sec. 10.03.082 (g) of the City of Celina Code of Ordinances. A tree survey and mitigation plan may be deferred until site plan.

        ix. Fulfilling these requirements shall satisfy the requirements under the City of Celina Subdivision Ordinance for General Development Plans, Sec. 10.03.083, as exists or may be amended.

c. Include a narrative that provides:

   i. A statement of the purpose and intent of the proposed CP/GDP in terms of the anticipated nature of the development in each respective Character Zone at buildout, likely phasing, strategies to integrate natural features;

   ii. A description of the mix of land uses and the anticipated design elements that will ensure compatibility both within the development site, and with adjacent land uses and development patterns.

d. Statistical information including:

   i. Gross acreage of the site, and net acreage of the site (less streets and open space);

   ii. Amount of land devoted to open space (meeting the minimum required as established in the Development Standards Table below in Section 6), both in acres and as a percentage of the gross acreage of the site;

   iii. The approximate amount of land devoted to different character zones, both in acres and as a percentage of the gross acreage of the site;

   iv. A general plan for pedestrian, bicycle and vehicular circulation describing the general design capacity of the system as well as access points to community wide networks;

   v. A traffic impact analysis (when submitting CP/GDP concurrently with site plan, the traffic impact analysis shall analyze the overall CP/GDP area. Where traffic impacts are less than 50 cars per hour per drive a traffic summary letter shall only be required). In addition, a TIA may be used to justify the cost share of on-site and off-site roads; and

   vi. The maximum allowable building coverage and maximum height by each component area.

e. Street design standards (if different from City standard streets), including general streetscaping and pedestrian and cycling realm concepts such as general sidewalk dimensions associated with

respective street types and trail concepts. Any standards differing from the Subdivision Ordinance shall be processed as a Subdivision variance; and

f. A landscape CP/GDP that includes: general layout for proposed landscaping including aspects of the public realm such as trees, streetscape treatments, front yards, and medians; proposals for required parking lot landscaping, screening, design concepts for all open spaces, lighting and any other information required by the City, all or a portion of which may be deferred to site plan.

6. The applicant may request that the PZ waive any of the foregoing requirements of the CP/GDP that are not applicable to the review of a specific development and defer them to the site plan approval stage.

d. **Site Plan**. A site plan administratively approved by the City Manager or his/her designee shall be required before a plat can be submitted for all development. Applications for site plans shall be submitted only after PZ has approved a CP/GDP for that area incorporated by the site plan.

i. The City Manager or his/her designee shall make a decision on a site plan only after receiving a recommendation of City Staff.

ii. In addition to information required by City standards for site plans, an application for site plan approval shall include:

1. Any specific standards for signage that provide a design palette addressing the location, lighting, colors and materials for all development oriented signage in the site plan (tenant specific signage may be deferred to certificate of occupancy). Any signage not permitted by City of Celina Code of Ordinances shall be permitted to file for meritorious exception, Sec. 3.07.010 and apply through the requirements stated in that section; and

2. Specific parking layout, parking count, and parking lot landscaping.

iii. Provide building elevations including materials, configurations of all building elements such as roofs, walls, doors, windows, openings and other architectural features, and specify the materials and configurations permitted) for walls, roofs, openings and other elements.

1. The minimum and maximum building setbacks by Character Zone;

2. Building design standards for the proposed development specifying the range of materials and building configurations using diagrams or imagery as necessary; and

3. Development standards (from Section 6 below) not already provided in the CP/GDP, by Character Zone, on the site plan and/or in the form of a table where needed.

e. **Minor Modifications**. The City Manager or his/her designee may approve modifications to the CP/GDP, site plan or any standards in the Planned Development after a consultation with City Staff based on unique site conditions, creative design approaches, changed market conditions and the overall development context at the time of the application. Those minor modifications shall be allowed as long as they do not:

   i. Conflict materially and substantially with already approved adjacent site plans or constructed development under this Planned Development;

   ii. Change the area of a Character Zone by more than 30% in land area of the original Character Zone;

   iii. Shift thoroughfares and/or collectors by more than 200 feet;

   iv. Substantially change the circulation of the major street/trail network; and/or

   v. Substantially reduce the amount open space or fail to replace in another location, and in no case fall below the 5% minimum required.

f. **Major Modifications.** Any modification beyond the permitted minor modifications shall be considered by PZ and shall be processed as a Concept Plan amendment through a PZ public hearing process, including property owner notice within 200 feet of the subject tract, public hearing publications and posted zoning signs, with recommendation from the City Staff. A denial of that approval may be appealed to the City Council by the Applicant.

g. **Amendments to Approved Plans or Development Standards**. The CP/GDP shall establish an overall vision for the proposed development within the framework of flexible design standards as established by the applicant in conjunctions with the PZ. Any amendments to the entire CP/GDP that are beyond minor modifications shall be considered a major change to an approved CP/GDP and shall be considered by the PZ with recommendation from the City Staff. A denial of that approval may be appealed to the City Council by the Applicant.

h. **Appeals to Administrative Decision.** All other appeals of administrative decisions by the City Manager or his/her designee on the Site Plan or Minor Modifications shall be heard by the City Council with recommendation from the Planning and Zoning Commission.

2. ***Establishing District Standards.***

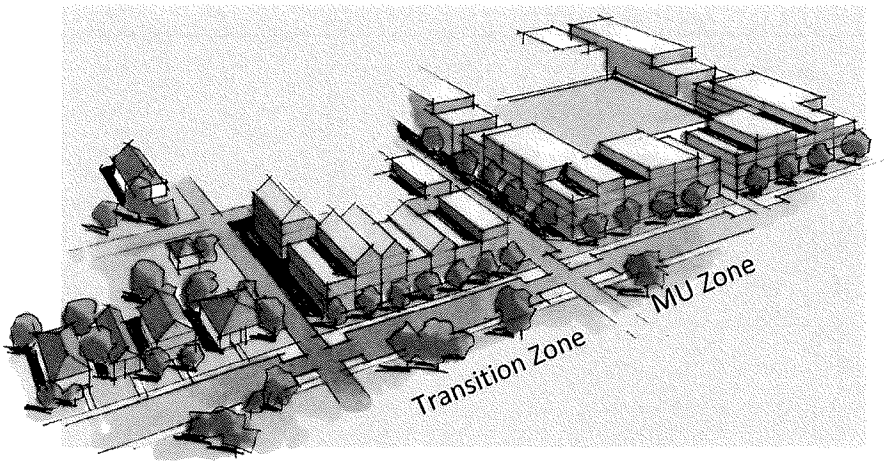
   a. General.

      i. Application of the Character Zones within the CP/GDP shall adhere to the following requirements:

         1. Any single character zone can be used entirely within a CP/GDP.

         2. If a Neighborhood Zone is used in conjunction with Commercial Mixed-Use zones, the Transition Zone shall be used to buffer the Neighborhood Zone.

         3. Generally, if the PD is adjacent to existing or planned Single-Family land uses (except in Corridor Overlay Areas), Commercial Mixed-Use zones shall be placed no closer than 200 feet from the single-family use property line, with Transition and/or Neighborhood zones being used within that area.



BUILDING SCALE APPROACH USED AT TRANSITION ZONE

         4. In the case that the Commercial Mixed-Use zones are within a Corridor Overlay Area (Preston Road) the zone shall be separated by a public street, with transition standards for the development applicable to the height and mass of the development, see Section 7 d. *Single-Family Transition Standards.*

      ii. Pedestrian Oriented Streets are used within the CP/GDP to achieve a higher level of pedestrian activity and connectivity. The amount of the required Pedestrian Oriented Streets in any one CP/GDP is determined by the character zone, within the Development Standards Table in Section 6 below.

      iii. Pedestrian Oriented Streets include design considerations as follows:

1. Limiting use of curb cuts along the Pedestrian Oriented Street;

2. Planting street trees between the curb and the sidewalk, or within tree wells in the sidewalk area. Street trees will be permitted in conjunction with a repair/maintenance agreement. Street tree locations shall be subject to the review and approval of the City Manager or his/her designee;

3. Include the use of traffic calming designs (narrowing of pavement section, striping, elevated crosswalks, etc.);

4. Adhering to the setback range according to the Development Standards; and

5. Utilizing shading devices along the non-residential or mixed-use building frontage, such as porches, awnings, pergolas and other similar shade devices.

iv. Open space along a street shall count towards Pedestrian Oriented Street requirement.

b. Commercial Mixed-Use. Intended to be used for commercial uses and mixed-use developments for urban, semi-urban or suburban developments. Generally, this character zone should be used within a Corridor Overlay Area and within areas intended for placemaking or neighborhood centers.

c. Transition. Intended to have a mix of neighborhood services, small office and variety of housing types to appropriately transition neighborhood residential to commercial zones.

d. Neighborhood. Primarily residential with variety types and sizes of lots.

e. Corridor Overlay Areas along Preston Road. The following standards shall apply within 200 feet of Preston Road.

i. Single Family with lots greater than 30 feet in width shall not be permitted within the Corridor Overlay Areas.

ii. Single Family 30 feet or less in width shall be permitted within the Preston Road Corridor Overlay Area.

iii. Single Family Townhouse (Attached) residential shall be permitted within the Preston Road Corridor Overlay Area.

iv. Multi Family – Minimum 4 stories with surface parking: shall be permitted within the Preston Road Corridor Overlay Area.

v. Multifamily – Minimum 3 stories with surface parking shall be allowed within the Preston Road Corridor Overlay Area.

vi. Transition from existing single family within the Preston Road Corridor Overlay Area shall be provided through the use of a street or alley, while following the Section 7 d. *Existing Single-Family Transition Standards.*

3. *Schedule of Uses*

a. The following Uses Shall be Permitted by Right (unless otherwise indicated as conditional) by Character Zone as established by the CP/GDP:

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
P = Permitted C= Conditional Use Permit (CUP) See section 3 b			
RESIDENTIAL			
Accessory building/structure (residential)			P
Accessory building/structure (non-residential)	P	P	P
Accessory dwelling[1]		P	P
Caretaker's/guard's residence	C	C	C
Community home		P	P
Duplex/two-family			
Dwelling unit aboveground floor business	P	P	P
Family home adult care		C	C
Family home child care		C	C
Four-family (quadraplex, stacked residential within one structure)	P	P	P
Home occupation	P	P	P
Living quarters on-site with a business	C	C	C
Multifamily	P	P	
Private street subdivision		C	C
Rooming/boarding house	C		
Single-family detached		P	P

[1] Accessory dwelling for this PD is intended to be permitted as an additional dwelling unit above or to the side of a detached garage, or may also be attached or detached individually to the primary residence on the site. There is no lot size minimum for inclusion of an accessory dwelling within this PD.

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Single-family industrialized home			
Single-family townhouse (attached)		P	P
Single-family zero lot line/patio homes		P	P
Three-family (triplex)		P	P
OFFICE			
Armed services recruiting center	P	P	
Bank/credit unions	P	P	
Credit agency	P	P	
Insurance agency offices	P	P	
Offices (brokerage services)	P	P	
Offices (health services)	P		
Offices (legal services)	P	P	
Offices (medical office)	P		
Offices (professional and general business)	P	P	
Real estate offices	P	P	
Savings and Loan	P		
Security monitoring company (no outside storage)	P		
Telemarketing agency	P		
PERSONAL & BUSINESS SERVICES			
Ambulance service (private)	C		
Appliance repair	C		
Artist studio	P	P	C
Automatic teller machines (ATM's; maximum 2 in any one location)	P	P	
Automobile driving school	C		
Barber shop (non-college)	P	P	
Beauty shop (non-college)	P	P	
Bed & breakfast inn	P	C	C
Communication equipment (no outdoor sales or storage)	P	P	
Computer sales	P	P	
Dance/drama/music schools (performing arts)	P	P	
Extended stay hotels (residence hotels)	P		
Exterminator service (no outdoor sales or storage)	C		
Financial services (advice/invest)	P	P	
Funeral home with crematorium			
Funeral home without crematorium	P		

Character Zones Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Hotel	P		
Kiosk (providing a service as a permanent structure and within a publicly accessible open space or retail area; must be in addition to a primary structure and may not be placed within 100 feet of public street right-of-way)	P	C	
Laundry/dry cleaning (drop off/pick up)	P	P	
Locksmith	P	P	
Martial arts school	P	P	
Media production studio	P	P	
Mini-warehouse/self storage	C		
Photocopying/duplicating	P	P	
Photography studio	P	P	
Plant nursery (grown for commercial purposes)	P		
Security quarters as associated with a business (live-in)	C	C	
Sexually oriented business			
Seasonal business	P		
Shoe repair	P	P	
Studio for radio or television (without tower)	P		
Tailor shop	P	P	
Telephone/cable exchange	P		
Temporary business	P	P	
Tool rental (indoor storage)	P		
Tool rental (outdoor storage)	C		
Travel agency	P	P	
RETAIL			
All terrain vehicle dealer/sales or service (No outdoor display)	C		
Antique sale	P	P	
Any retail use with a drive through	P		
Art dealer/gallery	P	P	
Auto supply store for new & rebuilt parts (no auto repair)	P		
Bakery (retail)	P	P	
Bike sales and/or repair	P	P	
Book store	P	P	
Building material sales/lumber	C		
Cabinet shop (manufacturing)			
Cafeteria	P		

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Check cashing service/pay day loans			
Clothing & accessories (new)	P		
Confectionery store (retail)	P		
Consignment shop	P		
Convenience store	P		
Convenience store (with gas sales)	P		
Department store	P		
Drapery shop/blind shop	P		
Florist	P	P	
Food or grocery store	P		
Food Truck Park (providing semi-permanent or occasional food truck parking within a property with required hookups for proper drainage and other services and shall be permitted only upon adoption by the City of an ordinance regulating general operations)	P	C	
Furniture sales (indoor)	P		
Garden shop (inside storage)	P		
Gift/toy shop	P		
Gravestone/tombstone sales			
Handicraft/artisans shop	P	P	
Hardware store	P		
Home improvement center	P		
Jewelry store	P	P	
Lawnmower sales and/or repair	P		
Major appliance sales (indoor)	P		
Market (public)	C	C	C
Motorcycle dealer (new and/or repair; no outdoor storage)	P		
Needlework shop	P	P	
Personal services	P	P	
Personal watercraft sales (new and/or repair; no outdoor storage)	P		
Pet care facility (indoor)	P	P	
Pet shop/supplies	P	P	
Pharmacy	P	P	
Plant nursery (retail sales outdoors)	P		
Recycling kiosk			
Restaurant	P	P	
Restaurant (drive-in service)	P		

Character Zones Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Restaurant (with drive-through service)	P		
Security systems installation company	P		
Silk screen printing/tee shirt shop	P		
Sporting goods	P		
Stamps, coin, & other collectables	P		
Temporary outdoor retail sales/commercial promotion	P	P	
Upholstery shop (non-auto)	P		
Used merchandise; furniture, antique shop store	P		
Vacuum cleaner sales and repair	P		
Veterinarian (indoor kennels)	P		
Veterinarian (outdoor kennels)			
Woodworking shop (ornamental)	P	P	
TRANSPORTATION & AUTO SERVICES			
Auto body repair			
Auto dealer (primarily new)	C		
Auto financing & leasing (indoor; max 250 cars)	P	P	
Auto glass repair/tinting	C		
Auto interior shop/upholstery	C		
Auto laundry or carwash (attended)	C		
Auto laundry or carwash (unattended)	C		
Auto muffler shop	C		
Auto paint shop	C		
Auto repair (major)	C		
Auto repair (minor)	C		
Auto repair as an associated use to retail sales	C		
Auto tire repair/sales (indoor)	P		
Auto wrecker service			
Automobile accessory installation (minor)	C		
Full service carwash (detail shop)	C		
Limousine/taxi service	C		
Parking lot structure, commercial (auto)	P	P	
Quick lube/oil change/minor inspection	P		
Rental car/sales	P		
Tire dealer, with open storage	C		
Tire dealer, without open storage	P		

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
AMUSEMENT & RECREATION SERVICES			
Amusement devices/arcade (4 or more devices)	P		
Amusement park	C		
Amusement ride	C		
Amusement services (indoors)	P		
Amusement services (outdoors)	C		
Billiard/pool facility (three or more tables)	P		
Bingo facility	P		
Bowling center	P		
Broadcast station (with tower)			
Carnival	C		
Country club (private)	P	P	C
Dance hall/dancing facility	P		
Day camp for children	P	P	
Dinner theatre	P	P	
Exhibition hall	P	P	
Fair ground/exhibition area	C	C	C
Golf course (miniature)	P		
Golf course (public/private)	P	C	C
Health club (physical fitness)	P	P	
Indoor sports facility	P	P	
Motion picture studio, commercial film	P	P	
Motion picture theater (indoors)	P		
Museum	P	P	P
Park and/or playground	P	P	P
Rodeo grounds			
Skating rink	P		
Temporary amusement rides (additional zoning requirements for temporary uses)	P	P	P
Tennis court (lighted)	P	P	P
Theater (non-motion picture)	P	P	
Travel trailers/R.V.'s (short term stays)			
Video rental/sales	P	P	
INSTITUTIONAL & GOVERNMENTAL			
Antenna (commercial)	Sec. 14.04.003		
Antenna (noncommercial)	P	P	P

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Assisted living facility	P	P	C
Broadcast towers (commercial)	Sec. 14.04.003		
Cellular/wireless communications tower	Sec. 14.04.003		
Child day care (business)	P	P	C
Church/place of worship	P	P	P
Civic club	P	P	
Clinic or office (medical)	P	P	
Community center (municipal)	P	P	P
Electrical generating plant			
Electrical substation			
Emergency care clinic	P	C	
Fire station	P	P	P
Franchised private utility	P	P	P
Fraternal organization	P	C	
Governmental building (municipal, state or federal)	P	P	P
Group day care home	P	C	C
Heliport			
Helistop	C		
Hospice	P		
Hospital (acute care/chronic care)	C	C	C
Landfill			
Library (public)	P	P	P
Mailing service (private)	P	P	
Non-profit activities by church	P	P	P
Nursing/convalescent home	P	P	
Orphanage			
Philanthropic organization	P	P	
Post office (governmental)	P	P	P
Radio/Television Tower (Commercial)	C		
Rectory/parsonage	P	P	P
Rehabilitation care institutions	P	C	
Retirement home/home for the aged	P	P	P
School, business/commercial trade	P	P	
School, driving/defensive driving	P	P	
School, K through 12 (private)	P	P	P

Character Zones Uses	Commercial/ Mixed-Use	Transition	Neighborhood
School, K through 12 (public)	P	P	P
Senior center	P	P	P
Telephone and exchange, switching or rely station	P	P	
Wastewater treatment plant (public)	C	C	C
Water treatment plant (public)	P	P	P
COMMERCIAL & WHOLESALE TRADE			
Book binding	P	P	
Dry cleaning plant			
Feed & grain store	C		
Food processing			
Furniture craftsman (artisan)	P	P	
Furniture manufacture	C	C	
Heating & air-conditioning sales/services	P		
Manufactured home sales			
Pawn shop	P		
Propane Refill	C		
Propane Exchange	P		
Recycling center			
Taxidermist			
Transfer station (refuse/pickup)			
Veterinarian (with outdoor kennels or pens)			
Veterinarian (without outdoor kennels or pens)	P		
Warehouse/office warehouse	C		
Welding shop	P	P	
Winery	C	C	
LIGHT MANUFACTURING			
Commercial irrigation well	P	P	P
Concrete or asphalt batching plant (temporary)	C	C	C
Concrete or asphalt batching plant (permanent)			
Contractor's office/sales (no outside storage)	C	C	C
Contractor's temporary on-site construction office	C	C	C
Electronic assembly	C		
Engine motor manufacturing/re-manufacturing			
Heavy manufacturing			
Laboratory equipment manufacturing	C		

Character Zones / Uses	Commercial/ Mixed-Use	Transition	Neighborhood
Light manufacturing			
Machine shop	C		
Maintenance & repair service for buildings	C		
Micro brewery/sales and consumption (on-site mfg.) with distribution	C		
Micro brewery/sales and consumption (on-site mfg.) without distribution	P	P	
Mining/drilling			
Open storage/outside storage	C	C	
Plumbing shop			
Research lab (non-hazardous)	C	C	
Recycling center			
Sand/gravel sales (storage)			
Sign manufacturing	P		
Stone/clay/glass manufacturing			

b. Conditional Uses. Conditional uses shall be processed in accordance with Division 2, CUP, Celina Code of Ordinances. Notifications for conditional uses shall be done for properties within 200 feet of subject property.

4. ***Character Zones and Development Standards.***

a. All standards marked "flexible" shall be defined during the CP/GDP submittal.

PD Development Standards Table			
Character Zone / ***Development Standard***	***Commercial Mixed use***	***Transition***	***Neighborhood***
1. Building and Site Standards			
a. Principal Building Height*	No maximum	5 stories or 65 feet	3 stories or 45 feet
** Building height shall be measured in number of stories. Habitable attics and mezzanines shall be excluded from the height calculation as long as they do not exceed 50% of the floor area of a typical floor in the same building. Heights shall be measured to the top of parapet or to the eaves of a pitched roof.*			
b. Setbacks (max. and min.)**	Note about measuring setbacks: In cases where the ROW is established at or behind the curb line of streets, setbacks shall be measured from the edge of the pedestrian easement or streetscape zone or utility easement closest to the building face along that street.		
Front – Pedestrian Oriented Streets	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'	Min. setback = 5' - 15'; Max. setback = 25'
Front – Corridors (Preston Road)	Min. setback = 20'; Max. setback = flexible	Min. setback = 20'; Max. setback = flexible	Min. setback = 20'; Max. setback = flexible
Front – General Streets	Min. setback = 5'; Max. setback = flexible	Min. setback = 5'; Max. setback = flexible	Min. setback = 5'; Max. setback = flexible
Side	Min. setback = 5';	Min. setback = 5';	Min. setback = 5';

PD Development Standards Table			
Character Zone ***Development Standard***	***Commercial Mixed use***	***Transition***	***Neighborhood***
	Max. setback = Flexible	Max. setback = Flexible	Max. setback = Flexible
Rear	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible	Min. setback = 5'; Max. setback = Flexible
***Minimum and/or maximum setback standards shall be proposed by the applicant for each character zone based on the above criteria and Development Standards established in this PD. All buildings shall be required to meet Fire Code and International Building Code as adopted by City of Celina.* ***Specific standards for curvilinear streets may be proposed.* *^ Maximum setbacks along pedestrian oriented streets that are along improved public space (park, plaza or other civic feature) between the street/sidewalk and building face may exceed the standards established in this table by the total width of the open space.*			
c. Minimum Building Frontage[€]			
Pedestrian Oriented Frontage	60%	50%	30%
All other Frontages	None required	None required	None required
[€]Corner building facades at street intersections shall be built within the setback range for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. This standard shall apply to any street intersection with a Pedestrian Oriented Street designation (even if the cross street has a General Frontage designation).			
d. Accessory buildings	Permitted	Permitted	Permitted
Standards for accessory buildings, structures and dwellings shall be provided by the applicant. The standards shall result in these accessory uses being smaller in size and scale to the principal building. Accessory building should be a necessary component to the primary use.			
e. Principal building orientation	Buildings shall be oriented to a Pedestrian Oriented frontage or toward another focal point such as open space or environmental feature. If neither is available, buildings shall orient towards other street.		
f. Building façade & architectural design standards	The applicant shall propose appropriate building façade and architectural design standards for all the character zones in the development with the application for CP/GDP. They shall be based on the criteria established in this PD.		
2. Block and Lot Standards			
a. Block Type	Regular (square or rectangular) Irregular blocks may be permitted only if natural topography, existing roadways, and/or vegetation prevents a rectilinear grid		
b. Block Perimeter (edge of a block may be created by public or private street, green space, or easement)*	Max. block perimeter = 3,500' (Block perimeter maximum can be exceeded with either public or private roads that create interconnected access within parking areas and/or safe pedestrian connections accessing through the larger block)	Max. block perimeter = 3,000'	Max. block perimeter = 3,000'
** A private street or private drive is a street built to subdivision standards but is not dedicated as right-of-way and maintained by private developer, organization or association.*			
c. Pedestrian Oriented Development Frontage (Frontages along open spaces shall be considered Pedestrian Oriented development frontage)[#]	Minimum of 20% of all new block frontages to be designated as Pedestrian Oriented Development Frontage	Minimum of 10% of all new block frontages to be designated as Pedestrian Oriented Development Frontage	Not Applicable
d. Lot Area	No minimum or maximum	1000 sq. ft. minimum	1000 sq. ft. minimum
e. Lot Width	No minimum or maximum	20' width minimum	20' width minimum
f. Minimum Lot Size/Type Mix. Required	None	Overall, at least 3 lot sizes/types with at least 20% minimum for each type if 3 types used. Types: 1. 48' or less in width (maximum of 50% of lots within CP/GDP) 2. 49'-59' 3. 59'-69' 4. 69' or greater	Overall, at least 3 lot sizes/types with at least 20% minimum for each type if 3 types used. Types: 1. 48' or less in width (maximum of 30% of lots within CP/GDP) 2. 49'-59' 3. 59'-69' 4. 69' or greater
g. Maximum Lot Coverage	95%	90%	80%
3. Street Design Standards			

PD Development Standards Table			
Character Zone ***Development Standard***	***Commercial Mixed use***	***Transition***	***Neighborhood***
These standards shall apply to all new streets, public and private, located in the Planned Development including street established by the City's Master Thoroughfare Plan where feasible. Streets shall provide a safe and inviting walking environment through an interconnected network of roads with sidewalks, street trees, street furniture, and amenities. Cul-de-sacs shall be limited to locations (1) where the lot pattern is not capable of efficient design otherwise or (2) with natural features such as topography or stream corridors that prevent a street connection. Development shall comply with the City of Celina Engineering Design Standards and Standard Details. In the absence of design standard alternative, standards such as the ***ITE Manual for Designing Walkable Urban Thoroughfares*** and/or ***NACTO's Urban Street Guide and Bicycle Guide*** may be utilized as permitted upon approval of the City Manager, or his/her designee. Bicycle facility widths may be modified based on the City's adopted Master Thoroughfare Plan standards.			
a. On-street Parking (along all internal streets except alleys) • Parallel	Permitted	Permitted	Permitted
• Angled (head-in or reverse angled).	Permitted	Permitted	Permitted
• Head in perpendicular	Not permitted (unless special condition)	Not permitted	Not permitted
b. Parking lane width max. • Parallel • Angled • Head in	8 feet 18-20 feet 9-10 feet	8 feet 18-20 feet	8 feet 18-20 feet
c. Alleys[2] permitted according to City of Celina Engineering Design Standards and Fire Code	Permitted	Permitted	Permitted
4. Streetscape Standards			
a. Sidewalks/Trails/ Walkways	6 feet (minimum)	5 feet (minimum)	4 feet (minimum)
b. Street trees (requires a repair/ maintenance agreement. Street tree locations shall be subject to the review and approval of the City Manager or his/her designee)	Required	Required	Required unless using a tree in front yard
The applicant shall submit a proposed street tree planting plan, including a tree palette and spacing as a part of the Landscape Concept Plan, which shall be reviewed as part of the CP/GDP or may be deferred to Site Plan.			
5. Open Space Standards			
a. Open Space*	Required Squares, greens and plazas	Required Squares, greens, playgrounds, parks and plazas	Required Playgrounds, parks and greens
**Overall open space allocations in the PD shall be a minimum of 10% of the gross area of the entire site included in the CP/GDP and shall be distributed appropriately between the character zones. Up to 50% of stormwater detention or retention, or preserved and enhanced floodplain (when incorporating passive or active recreation (.i.e trails, ball fields, etc.) shall be counted towards the open space requirement within the CP/GDP.*			
6. Parking & Screening Standards			
a. Off-street parking minimum*	Non-residential: 1 per 300 sq. ft. (gross interior space) Industrial/Commercial: 1 per 500 sq. ft. (gross interior space, excluding warehouse/storage areas) Multi-Family: 1.5 spaces per unit Single-Family residential with lots 40 feet or less in width: 2 spaces per unit on-site and in a garage** Single-Family residential with lots greater than 40 feet in width: 2 garage spaces plus two additional on-site parking spaces Lodging: .5 spaces per room		
** City manager or designee may modify parking standards based on a shared parking plan or alternative comprehensive parking plan submitted by Applicant.* *** Lots 50 feet in width or less shall have garage access from the side (for corner lots) or from an alley or common/shared driveway at the rear of the lot.*			
b. Off-street loading	Encouraged to be placed along an alley or parking area and not be placed along Pedestrian Oriented Streets. Screening required if along a street.		
c. Screening 1. Trash/recycling receptacles	Required for non-residential uses Flexible for residential uses (along alleys if alleys are provided)		
2. Other utility equipment	See section 7 neighborhood and building design standards		
3. Loading spaces	Screening required for non-residential uses.		
4. Surface parking areas	Required/Flexible (City standard or applicant may propose alternative screening standards at the time of CP/GDP.)		

[2] Alleys in accordance with the City of Celina Subdivision Ordinance shall be required for all residential development with lots 50 feet or less in width.

PD Development Standards Table			
Character Zone ***Development Standard***	***Commercial Mixed use***	***Transition***	***Neighborhood***
7. Landscape and Streetscape			
a. Landscaping# 1. Landscape/Fencing buffer between surface parking and sidewalks/trails and streets (except alleys)	Required only for non-residential uses Landscaping shall be permitted to use fountains, outdoor speakers, and special lighting in gathering spaces, plazas and other public spaces.		
2. Parking lot minimum interior landscaping	Parking islands shall be landscaped and shall include at least one tree in each island that is 5 feet wide or greater or grouping of shrubs and seasonal flowers for areas less than 5 feet wide. Landscaped edges along parking lots shall be landscaped to include trees and shrubs.		
#The applicant shall provide a landscape concept plan with the CP/GDP application that identifies landscape themes and general design approach addressing street tree planting, streetscape treatments, any required screening, parking lot landscaping, and landscaping proposed in all the identified open space areas. Information provided at the CP/GDP phase may be schematic meeting the design intent of the proposed development. All or portions of the Landscape Plan may be deferred until Site Plan as elected by Applicant.			
b. Lighting 1. Street Lighting 2. Building entrances 3. Parking areas, trails, and streets	Required 1. Lighting shall be provided per the City of Celina Engineering Design Standards and Standard Details. 2. Street lighting: a. Pedestrian oriented lighting shall be no taller than 16 feet high and shall be spaced an average of 50 feet on center, coordinated with street trees. 3. Building/Unit Entrances: Shall have a minimum of one sconce or lighting device placed adjacent to the doorway. 4. Parking Areas: Shall be lit according to City Standards. 5. Trails and Sidewalks: In the absence of vehicular oriented lighting, pedestrian oriented lighting shall be used for appropriate lighting of the pedestrian facilities.		

5. *Neighborhood and Building Design Standards*

a. **General Layout Standards**.

i. The CP/GDP shall contain a network of connected streets and walkways that provide a variety of routes and disperse traffic. Streets shall be designed to create a pleasant walking environment with on-street parking and shading treatments where feasible.

ii. The lots and a variety of buildings shall form a cohesive neighborhood pattern that allows streets to function as civic spaces.

iii. Driveway sizes and locations shall minimize the impact of the automobile on the public realm.

b. **Building Façade**.

i. The minimum ground floor height as measured from the finished sidewalk to the second floor for all vertical mixed-use, commercial and live-work buildings shall be 12 feet. The minimum finished floor height for all upper floors of vertical mixed-use, commercial and live-work buildings shall be 10 feet. The minimum floor to floor height for all other buildings shall be 10 feet.

ii. All development shall provide ground floor windows on the building façade facing and adjacent to a street (with the exception of alleys) or facing onto an open space.

iii. The minimum required area of windows and doors on the ground floor for non-residential and vertical mixed-use along pedestrian oriented streets and open space is 60% of the ground floor façade area. Uses requiring special security requirements (banks, jewelry stores or other similar uses) are exempt from this requirement.

iv. The required area of windows and doors on the ground floor for all other uses and streets is 30% of the ground floor area.

v. The required area of windows and doors on the upper floors for all uses is 20% of the upper façade area.

vi. Unless a special security condition, darkly tinted windows and mirrored windows that block two-way visibility shall not be permitted along pedestrian oriented streets.

vii. Architectural Design and Materials shall ensure that the development and its buildings are of enduring and exemplary quality and design.

c. <u>Building Materials</u>

i. Commercial, Mixed-Use, Non-Residential and Multi-Family Buildings

1. At least 80% of each building's façade (excluding doors and windows) along all streets shall be finished in one or more of the following materials:

    a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, curtain glass, or glass block)

2. No more than 20% of each façade along all streets shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels.

3. At least 60% of each building's façade (excluding windows and doors) not facing a street shall be finished in one or more of the following materials:

    a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, curtain glass, or glass block)

4. No more than 40% of each façade not facing a street shall use accent materials such as wood, architect metal panel, split-face concrete block, tile, or pre-cast concrete panels.

5. EIFS may only be used 8 feet above the ground floor and is prohibited on all building elevations with the exception of its use for exterior trim and molding features.

6. For Multi-Family, EIFS shall only be used for trim above the first floor.

7. Cementitious-fiber clapboard (not sheet) may only be used on the upper floors only of any commercial frontage on any street or alley façade and shall be limited to no more than 20% along Pedestrian Oriented Streets.

8. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, 20-year warrantee composite shingle or materials of comparative durability and lifecycle.

ii. Single-Family Buildings

1. The street facing façade(s) shall be 100% masonry (excluding windows and doors). A minimum of 75% of all other building facades (excluding doors and windows) shall be finished in one or more of the following materials:

    a. Masonry (brick, stone, stucco utilizing a three-step process, cast stone, rock, marble, granite, or glass block)

    b. Above the eave line, wood or cementitious fiber clapboard (not sheet) may be used to frame façade elements that rise above the roofline (i.e. chimneys, dormers, etc.)

2. No more than 25% of all building facades shall use accent materials such as cementitious-fiber clapboard (not sheet), or wood.

3. No more than 5% of all building facades shall use accent materials such as architectural metal.

4. When building in a traditional single-family architectural style reminiscent of historic Celina homes (i.e. craftsman style), an alternative material palette may be requested with approval by City Staff prior to building permit. Appeals to denial decision shall be considered by PZ and City Council.

5. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, 20-year warrantee composite shingle or materials of comparative durability and lifecycle.

6. Roof pitches on single family shall be one of the following:

    a. Flat or semi-pitched (less than 2% slope) and completely framed by a parapet at least 2 feet in height.

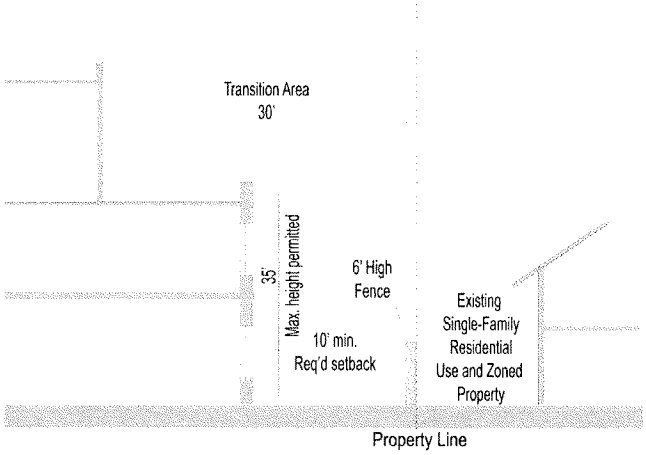
    b. Other pitched roof types with a minimum 6:12 slope.

    c. Attached porch roof pitches shall be a minimum of 3:12.

    d. Other pitches, such as shed roofs, that are desired and established as a traditional architectural style may be submitted for consideration by PZ prior to building permit.

d. <u>Existing Single-Family Transition Standards</u>

i. The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached uses and property zoned SFD. This requirement shall NOT apply if an alley or other similar right-of-way separates the subject lot and the existing single-family detached uses.



1. Transition Area shall be 30 feet minimum.

2. Building Height at and/or within the Transition area shall be 35 feet maximum.

3. Required side or rear setback shall be 10 feet minimum or match the side or rear setback in the adjacent subdivision.

ii. A Residential Transition Area fence (minimum 6 feet and maximum 8 feet high) shall be required when adjacent to any existing single-family detached residential uses and shall be optional for all other adjacencies. The required fence shall be

constructed of masonry or block matching or compatible to the primary building masonry material or a common community masonry material. A 6-foot wide landscape buffer with evergreen shrubs planted at 3' on center and 6' min. in height at maturity shall also be required to be planted within the landscape buffer parallel to the subject single-family residential use property line.

iii. It is the responsibility of the development to construct and maintain the fence and landscape when constructed as part of the development adjacent to existing single-family detached residential uses.

e. <u>Design of Parking Structures</u>

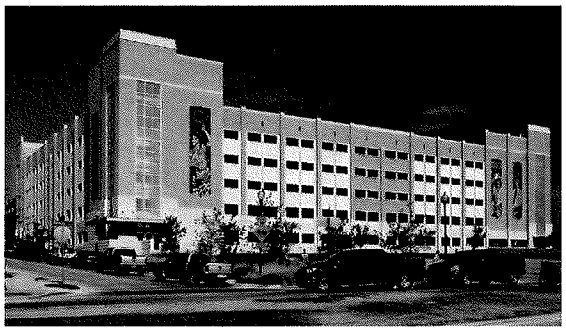
i. To the extent possible, the amount of street frontage devoted to a parking structure shall be minimized by placing the shortest dimension(s) of the parking structure along the street edge(s).

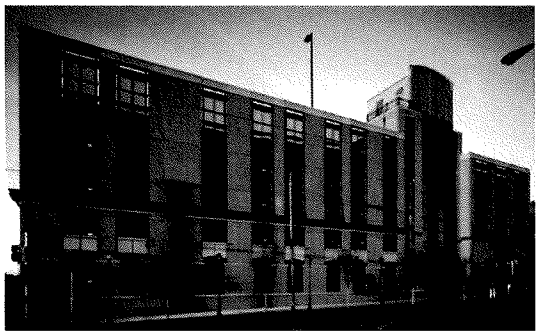
ii. Where above ground structured parking is located at the perimeter of a building with street frontage, it shall be screened in such a way that cars on all parking levels are appropriately screened from view. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting. Parking garage ramps shall not be visible from any street.

Illustrative Examples of Parking Garage Screening

iii. Garage parking in a multi-story building shall be behind storefronts or residential units facing any street frontage in order to substantially inhibit and shield views of the garage from adjacent streets.

iv. Ground floor façade treatment (building materials, windows, and architectural detailing) shall be continued to the second floor of a parking structure along all streets.

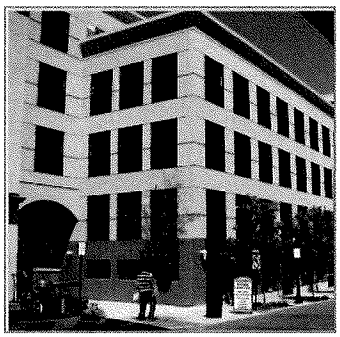


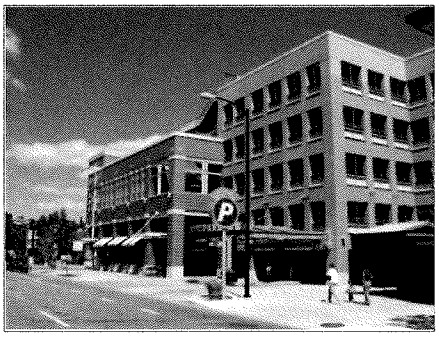


Images showing required façade treatment of parking garages along streets

v. When parking structures are located at street intersections, corner emphasizing elements (such as towers, pedestrian entrances, signage, glazing, etc.) shall be incorporated.

vi. Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible (through sight distance clearance, signage, and other warning signs) to entering and exiting automobiles.





Images showing appropriate design of Parking Structures

f. <u>Screening of Parking and Equipment</u>

i. Street screen required. Any frontage along pedestrian oriented streets or open space with surface parking within the setback range shall be defined by a 3-foot high street screen. Furthermore, along all streets (except alleys), service areas shall be screened in such a manner that the service area shall not be visible to a person standing on the property line on the far side of the adjoining street. Required street screens shall be of one of the following:

1. The same building material as the principal structure on the lot; or

2. A vegetative screen composed of shrubs planted to be opaque at maturity; or

3. A combination of the two.

ii. The required street screen shall be located at the minimum setback line along the corresponding frontage.

iii. Street screens cannot block any required sight triangles along a cross street or driveway.

iv. Street screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.

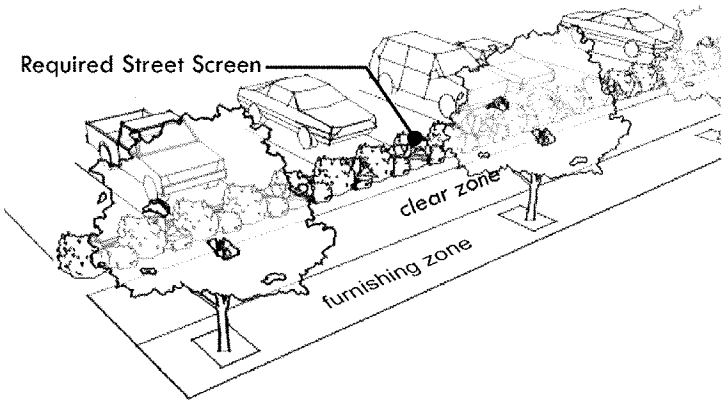


Illustration showing required street screen along all pedestrian oriented street and open space frontages without a building within the setback range

v. Screening of roof mounted equipment. All roof mounted mechanical equipment (except solar panels) shall be screened from view of a person standing on the property line on the far side of the adjoining street. The screening material used shall be the same as the primary exterior building material used.

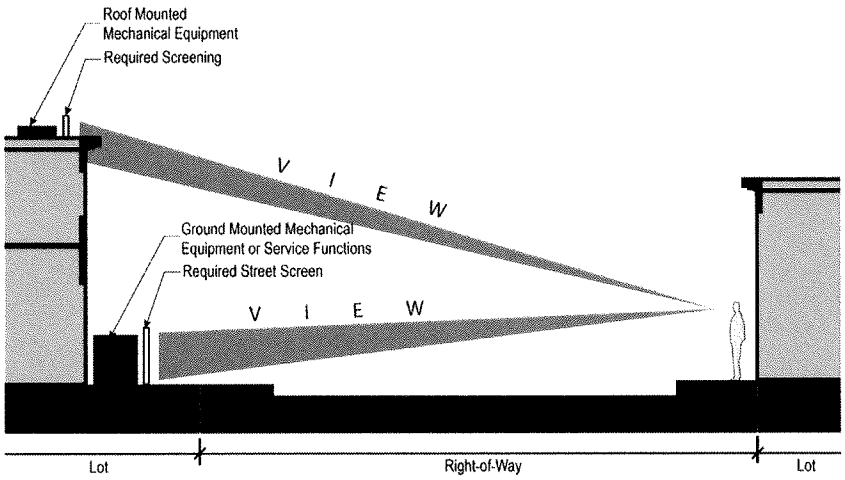


Illustration showing required screening of roof and ground mounted equipment