

Development Standards

Planned Development District

Greenway



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1 February 2024 – V04

City of Sherman, Texas

Prepared For:
City of Sherman
220 West Mulberry Street
Sherman, TX 75090



Submitted By:
FLATO Development Inc.
3621 Highway 7 East
Suite 503
Markham, ON L3R 0G6



Engineering Consultant:
Atwell
9001 Airport Freeway
Suite 660
North Richland Hills, TX 76180



Planning Consultant:
Norris Design
208 North Market Street
Suite 250
Dallas, TX 75202



Introduction

Purpose and Guiding Principles

Greenway is conceived as a master planned community designed as a pedestrian oriented walkable set of neighborhoods. The neighborhoods are centered around the Choctaw Creek tributary that runs north/south near the middle of the property. This creek environment includes mature Texas native trees which will be preserved and will be enhanced with walking trails, benches, and pedestrian amenities.

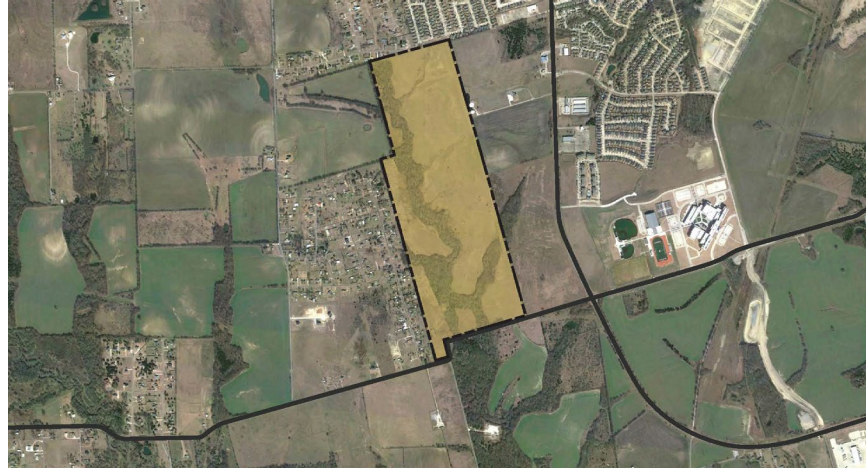
The three guiding principles for Greenway are:

1. *Pedestrian walkability,*
2. *Preservation and connection to nature,*
3. *With residential villages and commercial.*

Location

The Greenway community is located in the southwestern quadrant of metro Sherman currently just outside the city boundary. We are in the process of annexation into the City that will be concurrent with City Council action. The community is located west of the intersection of South Heritage Parkway and OB Groner Road. The development is proposed north of the existing two-lane OB Groner Road. A tributary

of Choctaw Creek flows north to south generally near the center of the site. Note the vicinity map below showing its location.



Project Size

The Greenway community and Planned Development totals 220.18 acres in size. The proposed PD will use the complete property.

Mix of Land Uses

The proposed Greenway community includes a broad mix of land uses. The majority of uses are residential ranging in a variety of lifestyles and densities. There are two non-residential land uses and they are listed below and support the master planned purpose.

General land uses in Greenway include:

- Residential, Mixed Use, Multi-Family, Commercial and Open Space (existing trees and natural environment as an amenity for community)

Open Space and Walkability Standards

Linear Open Space Network

We have master planned this community to take full advantage of the large number of mature trees that align along the creek near the center of this development. The creek runs north south along Greenway. We estimate over 350-large mature trees are located in this open space corridor. The Greenway PD proposes to preserve a vast percentage of this tree canopy as shown in the Development Plan concept.

The Draft Development Plan shows that all proposed residential villages will have access to the park amenities, pedestrian walking trails, and other open space amenities. This plan includes extensive preservation of existing mature trees. Open space % for the community are defined in the table below:

<u>Use</u>	<u>Size</u>	<u>Percentage</u>
Open Space / Trees	37.3 ac.	17.0 % <i>(not including multiple pocket parks)</i>
Major Roadways	31.28 ac.	14.2 %
Development Villages	142.1 ac.	64.5 %
Water Easement (open area)	9.5 ac.	4.3 %
Total Acreage:	220.18 ac.	100 % <i>(all acreage is gross calculation)</i>

Pocket Parks

Multiple pocket parks (1/2 acre minimum to 3/4 acre maximum) will be provided within several single family, detached development areas. The parks will contain playground and other amenities such as park benches, landscape, signage, and plan to be owned and maintained by an HOA.

Amenity Centers

Are planned for the use of the residents. We plan to build between 3 to 5 for the Greenway community. They will include items such as swimming pools, sport courts, community buildings, etc.

Pedestrian Walkways

Open space and pedestrian walkways will connect the pocket parks to the larger open space network.

Pedestrian Trails

Pedestrian trails in the open space network shall be minimum 8' wide and are permitted to be concrete, decomposed granite, or other material suitable for trails as approved through the site plan process.

Landscape Buffer

We will buffer views from the adjacent existing Rolling Hills and Setting Sun residential neighborhoods (north and west perimeters) with a 20' wide landscaped buffer along this property line planted with a combination of native deciduous and evergreen trees planted at approximately one tree every 60' with 2-3" caliper trees. The trees will grow to over 60' in height to screen views. *(graphic section attached)*

Site and Building Standards**Specific to Greenway Planned Development**

The Site and Building Standards section establishes basic parameters for permitted and prohibited uses, building placement, lot widths, height, stories, overall densities, and other specifics. Building typologies for uses permitted with conditions that are not specified in the following sections shall be proposed to the City in a manner that satisfies the intent of this Planned Development.

General notes:

A) Abbreviation of land uses identified on the Draft Development Plan graphic.

B) Density defines gross land use calculations.

1A. RESIDENTIAL STANDARDS

<i>Land Use</i>	<i>Abbreviation</i>	<i>Corresponding City Zoning</i>
Single Family 60	(SF 60)	(R-6)
Minimum Lot Size:		6,000 SF
Min. Lot Dimension:		60'x100'
Max. Lot Coverage:		60%
Maximum Stories:		2
Max. Building Height:		35'
Parking:		2 or 3 car garage and 2 driveway parking per unit
Landscape Buffer:		20' required along the west and north property lines. <i>(graphic section attached)</i>

EXHIBIT B - DEVELOPMENT STANDARDS

Greenway – Planned Development

Rear Building Setback: For lots bounded on the west & north property lines.
(identified on Development Plan graphic attached)

Height Limitation: 10' for any accessory structures permitted in the rear setback that are adjacent to the west and north property lines of the development.

Single Family 50 (SF 50) (R-5)

Minimum Lot Size: 5,000 SF
Min. Lot Dimension: 50'x100'
Max. Lot Coverage: 60%
Maximum Stories: 2
Max. Building Height: 35'
Parking: 2 car garage and 2 driveway parking per unit

Single Family 40 (SF 40) (R-4)

Minimum Lot Size: 4,000 SF
Min. Lot Dimension: 40'x90'
Max. Lot Coverage: 55%
Maximum Stories: 2
Max. Building Height: 35'
Parking: 2 car garage and 2 driveway parking per unit

Landscape Buffer: 20' required along the west and north property lines.
(graphic section attached)

Rear Building Setback: For lots bounded on the west & north property lines.
(identified on Development Plan graphic attached)

Height Limitation: 10' for any accessory structures permitted in the rear setback that are adjacent to the west and north property lines of the development.

Townhome 25 (TH 25) (R-TH)

Minimum Lot Size: 2,500 SF
Min. Lot Dimension: 25'x100'
Max. Lot Coverage: 65%
Maximum Stories: 2
Units per Building: 4-7
Max. Building Height: 40'

Townhome Mews (TH-M) (R-TH)

Minimum Lot Area: 3.5 ac.
Front Yard Setback: 20'
Side Yard Setback: 20'
Rear Yard Setback: 20'
Min. Building Separation: 10'
Max. Lot Coverage: 60%

EXHIBIT B - DEVELOPMENT STANDARDS

Greenway – Planned Development

Maximum Stories:	3 and 4
Max. Building Height:	55'
Max. Density:	40 du/ac.
Unit Size	800 – 1,500 SF
Parking Type:	Tuck Under and/or Surface
Parking Density:	1 brm – 1 / 2 brm – 2 / 3 brm – 2 stalls

Mixed Use (MU) (M-U)

Vertical mixed-use building with ground floor retail and/or professional office and multi-family units above.

Minimum Lot Area:	1.5 ac.
Front Yard Setback:	20'
Side Yard Setback:	20'
Rear Yard Setback:	20'
Min. Building Separation:	10'
Max. Lot Coverage:	60%
Maximum Stories:	4

- Ground floor retail and/or professional office.
- Residential 2 or 3 floors above.

Max. Building Height:	50'
Residential Max. Density:	40 du/ac.
Residential Unit Size	800 – 1,500 SF
Parking Type:	Tuck Under and/or Surface
Residential Parking Density:	1 brm – 1 / 2 brm – 2 / 3 brm – 2 stalls
Retail & Office Parking Density:	1 per 250 SF of Gross Floor Area

Multi-Family (MF-30) (MF-40 and 50)

Variety of unit sizes designed in a single building providing housing. Designed with access to pedestrian trails, open spaces, and close commercial services.

Minimum Lot Area:	3.0 ac.
Front Yard Setback:	20'
Side Yard Setback:	20'
Rear Yard Setback:	20'
Min. Building Separation:	15'
Max. Lot Coverage:	60%
Maximum Stories:	4
Max. Building Height:	50'
Max. Density:	50 and 40 du/ac. (noted per location)
Unit Size	800 – 1,500 SF
Parking Type:	Tuck Under and/or Surface
Parking Density:	1 brm – 1 / 2 brm – 2 / 3 brm – 2 stalls

2A. COMMERCIAL STANDARDS

Neighborhood Commercial (C-N) (C-N)

EXHIBIT B - DEVELOPMENT STANDARDS

Greenway – Planned Development

Neighborhood oriented commercial providing service retail and professional office uses.

Minimum Lot Area:	10,000 SF
Max. Lot Coverage:	50%
Max. Building Height:	35'
Parking Type:	Surface

Permitted Uses

Land and buildings in each of the land use districts may be used for any of the indicated uses below which related to City of Sherman use chart.

<u>Single Family 60</u>	<u>(SF 60)</u>	<u>(R-6)</u>
All listed in R-6		

<u>Single Family 50</u>	<u>(SF 50)</u>	<u>(R-5)</u>
All listed in R-5		

<u>Single Family 40</u>	<u>(SF 40)</u>	<u>(R-4)</u>
All listed in R-4		

<u>Townhome 25</u>	<u>(TH 25)</u>	<u>(R-TH)</u>
All listed in R-TH		

<u>Townhome Mews</u>	<u>(TH-M)</u>	<u>(R-TH)</u>
All listed in R-TH		

<u>Mixed Use</u>	<u>(MU)</u>	<u>(M-U)</u>
All listed in MF-30 and C-N		

<u>Multi-Family</u>	<u>(MF-30)</u>	<u>(MF-40 and 50)</u>
All listed in MF-30		

<u>Neighborhood Commercial</u>	<u>(C-N)</u>	<u>(C-N)</u>
All listed in C-N and C-O		

<u>Open Space</u>	<u>(OS)</u>	<u>(OS) Area shown in green with existing trees on Dev. Plan</u>
Private and semi-public open space, walking trails, and pedestrian amenities.		

Note: Amenities centers for several residential villages are our desire and will include swimming pool(s), dressing rooms, community meeting rooms, fitness, and a leasing office.

General Standards

Mailboxes

Mailboxes for non-single-family uses will be cluster box units will be provided for mail delivery as required by the United States Postal Service. Cluster box units will be located within the centralized parks/open space areas or at a location otherwise designated by the applicant.

EXHIBIT B - DEVELOPMENT STANDARDS

Greenway – Planned Development

Attached Graphic Documents

1. Development Plan (zoning graphic)

Attached in 11x17 format and separately as part of PD Submission in 24x36 format.

2. Transportation Plan (graphic)

Attached in 11x17 format.

3. Open Space Plan (graphic)

Attached in 11x17 format.

4. Landscape Buffer Section (graphic)

Attached in 11x17 format.

EXHIBIT B - DEVELOPMENT STANDARDS

Legend

Land Use Types

- Neighborhood Commercial
- Multifamily
- Mixed Use (MF & Retail)
- Townhome Mews
- Townhome (25)
- Single Family Detached (40)
- Single Family Detached (50)
- Single Family Detached (60)
- Open Space/Trails/Woodlands
- Floodplain Limits
- 20' Landscape Buffer
- Amenity Center (AC)

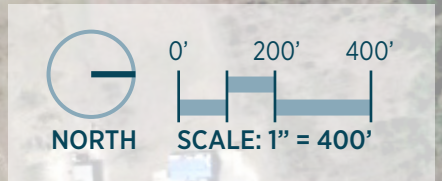
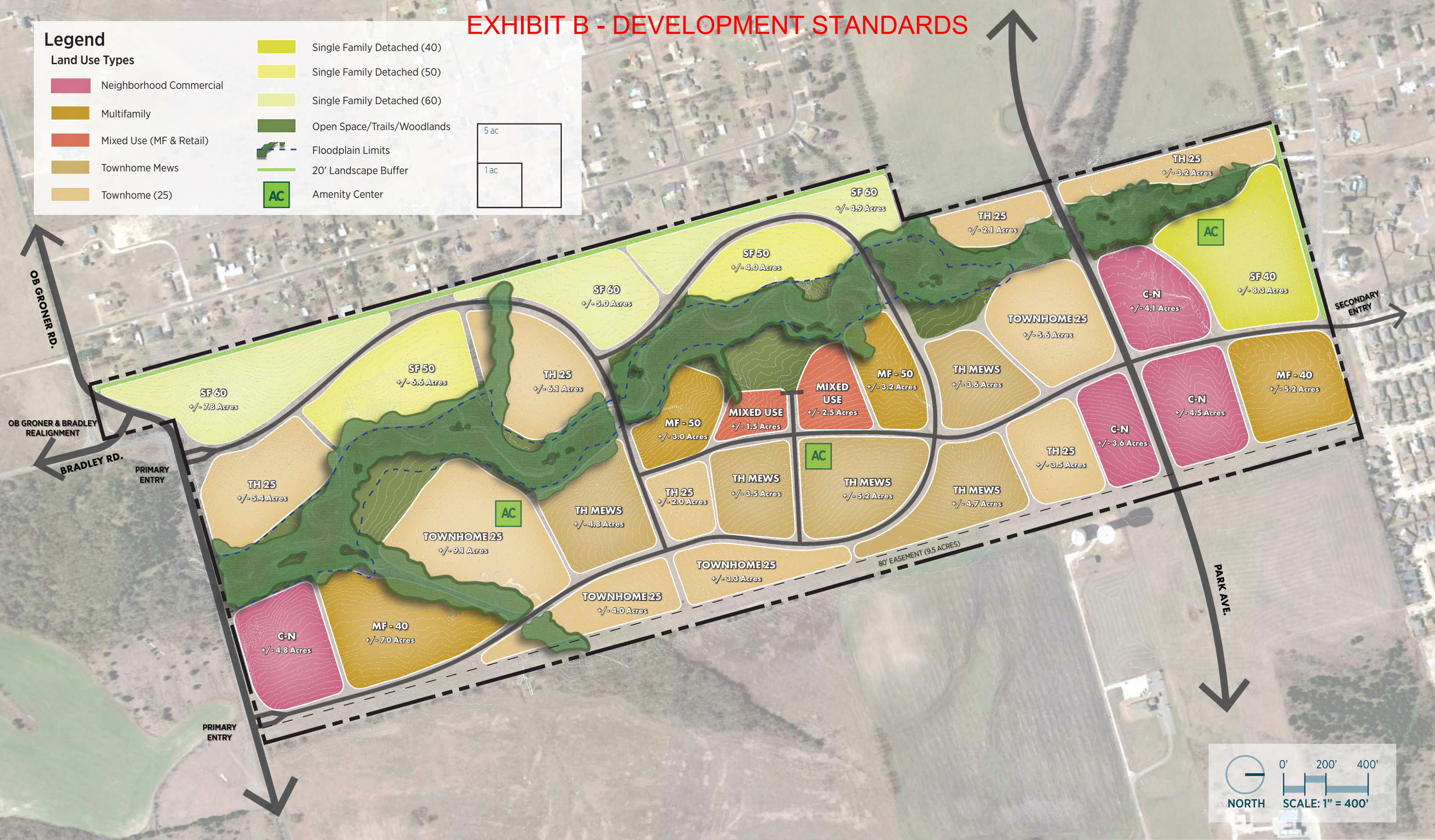
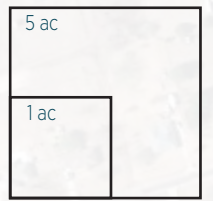
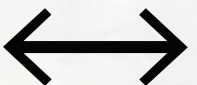
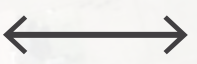


EXHIBIT B - DEVELOPMENT STANDARDS

Legend

Road Classifications

 Major Arterial

 Minor Arterial

 Local Road

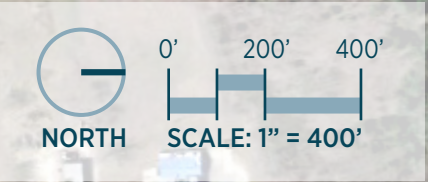
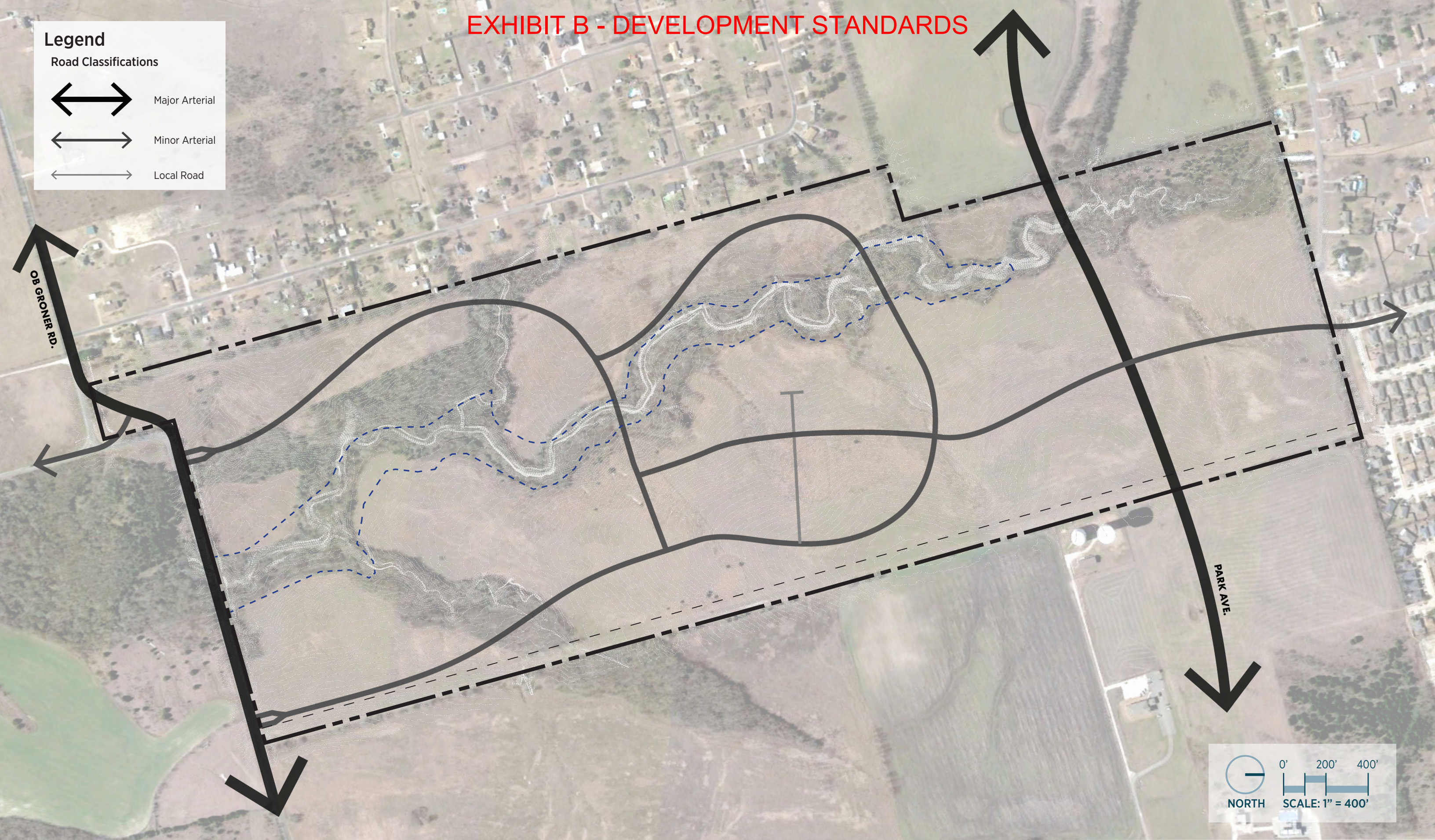


EXHIBIT B - DEVELOPMENT STANDARDS

Legend

Natural Elements

- Open Space
- Existing Tree Canopy
- Existing Floodplain
- AC
Amenity Center



EXHIBIT B - DEVELOPMENT STANDARDS

