

DRAFT 4
EXHIBIT "B"
LADERA MANSFIELD
DEVELOPMENT REGULATIONS
Planned Development – 35.543 Acres
ZC #15-005

I. PURPOSE

Ladera Mansfield is a proposed aged-restricted, maintenance free, gated residential community integrated with quality amenities such as walking trails, amenity ponds, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a maintenance-free lifestyle within the City of Mansfield.

II. DEVELOPMENT PLAN

The property shall be developed in accordance with the City of Mansfield regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "C"), Concept Landscape Plan (Exhibit "D"), Conceptual Elevations (Exhibit "E"), Floorplans (Exhibit "F"), or Phasing Plan (Exhibit "G").

III. USES

A. Permitted Uses – The following uses shall be permitted by right:

- 1) Single Family Detached Dwelling
- 2) Single Family Attached Dwelling
- 3) Activity Center
- 4) Community Pool

B. Accessory Uses – The following uses shall be permitted as accessory uses:

- 1) Gazebos
- 2) Pavilions
- 3) Tennis and Sport Courts

IV. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with an average width of fifty (50) feet from the property line along Debbie Lane to a residential structure.

V. AREA REQUIREMENTS

Ladera Mansfield dwelling units will not be platted into individual residential lots. The site will remain as one lot with a total of one hundred and eighty five (185) dwellings units. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Street Face of Curb)	Rear Yard Setback (Between Buildings)
6' minimum	20'	20'

VI. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)*	Minimum Dwelling Unit Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	60%	1,350**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 35.543-acre site.

** Air-conditioned space.

VII. RESIDENTIAL DENSITY

The residential density for Ladera Mansfield shall not exceed 5.3 units per gross acre (du/ac). Residential density shall be calculated using the gross land area of 35.543 acres.

VIII. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".
- B. The development shall comply with Section 4600 of the City's Zoning Ordinance with the following exceptions:
 - 1) Section 4600(D)4: Facades with large expanses of uninterrupted, single exterior materials.
 - 2) Section 4600(D)8: The majority minimum roof pitch shall be 10:12 with a back pitch minimum of 6:12. At least two (2) floorplans shall have rear pitches at 6:12.
 - 3) Section 4600(D)13: The various floorplans shall comply with Exhibit "F".
 - 4) Section 4600(D)14: Due to the building width, Ladera Mansfield cannot fit "J" swing garages onto its products. Therefore we would like to request a deviation from the "J" swing requirement.
 - 5) Section 4600(D)15: Ladera Mansfield is a condominium association on one lot and since the property is not being subdivided into individual residential lots this requirement is not applicable.
 - 6) Section 4600(D)16: The minimum depth of front porches shall be five (5) feet.
 - 7) Section 4600(D)18: The enhanced entrance into Ladera Mansfield shall comply with the representative examples shown in Exhibit "E". (Refer to Exhibit "C", Inset "B")
- C. Residential buildings and the activity center shall be one-hundred (100) percent masonry including brick or stone on the main floor.

IX. SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the Concept Landscape Plan.

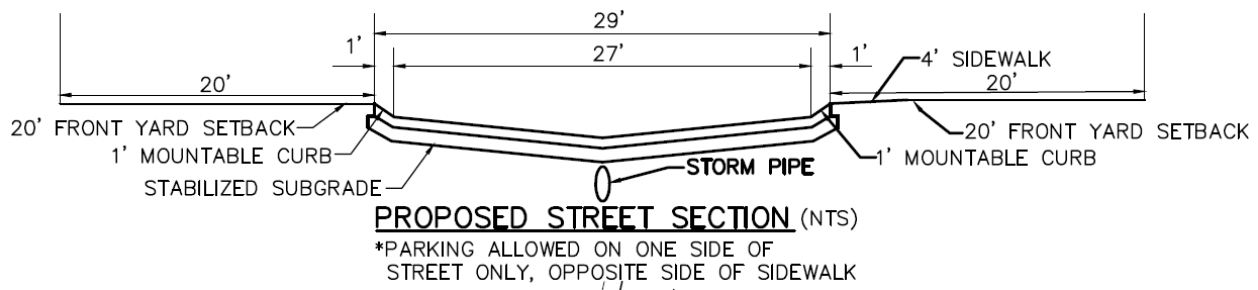
- A. A combination of masonry wall and wrought iron fence of at least six (6) feet in height shall be required along the north-eastern property line, along Debbie Lane, and located within the required landscape setback, as indicated on Exhibit D.
- B. A six-foot (6') screening wall shall be required along southern property line, as indicated on Exhibit D.
- C. A six-foot (6') wrought iron fence shall be required along the western property line, as indicated on Exhibit D.
- D. Each front yard shall have one (1) canopy tree from the approved plant list for the City of Mansfield.

X. PARKING

Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "C".

XI. STREETS AND ACCESS

- A. The proposed streets shall be privately maintained by the Homeowner's Association of Ladera Mansfield.
- B. The private streets shall conform to the following street section:



XII. OPEN SPACE

The minimum required designated open space area shall be thirty percent (30%) of the gross land area.

XIII. TREE SURVEY

A tree survey has been prepared which shows the protected trees on the property. These trees are mostly located along the perimeter property lines on the west and south. An effort will be made to preserve these, where appropriate; however, a screening wall will be installed per the Landscape Plan (Exhibit "D") at these locations.

XIV. PHASING

Ladera Mansfield is subject to the Phasing Plan as shown in Exhibit "G".

ILLUSTRATION OF 6' STONE-CRETE SCREENING
WALL ALONG SOUTHERN PROPERTY LINE

