

COMMUNITY FRAMEWORK

Birdsong West will be a continuation of the Birdsong neighborhood which is a multi-generational community where an emphasis on being able to experience a small-town environment where you know your neighbors, is balanced with the conveniences of a suburban lifestyle.

A similar variety of housing types and lot sizes will be provided to meet the needs of a complete life cycle. This mix of homes styles and sizes will be fully integrated throughout Phase 5 instead of establishing a pod-type development pattern. This will encourage a diverse community both in terms of the people and the families living in it, as well as the homes being built within it. This community design preference will also allow residents to move within the community and not have to distance themselves from family and friends as changes occur in their lives.

In keeping with the vision of Birdsong, public and private spaces are given equal importance and brought to the forefront with open spaces, a public park, and common areas interspersed throughout the neighborhood and connected with a compatible trail system. This design encourages personal interaction by families and residents in all stages of life.

SINGLE FAMILY STANDARDS

GENERAL STANDARDS

1. The design and development of the Birdsong West shall take place in general accordance with the attached Development Plan (Exhibit C), Open Space, Amenities, Trail, and Screening Plan (Exhibit D), Enhanced Entryway Plan (Exhibit E), and Building Elevations (Exhibit F).
2. Unless otherwise specified in this planned development, development within Birdsong West is governed by the Mansfield Zoning Ordinance as currently enacted at the time of approval of this ordinance by the City Council. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this planned development shall apply.
3. The design and construction of the public infrastructure and utilities shall be in accordance with the City of Mansfield design standards in effect at the time of permitting.
4. In the event of conflict between the written text and the illustrations provided in this planned development, the written text contained herein shall control.
5. The maximum number of homes in Birdsong West shall be 193.
6. A minimum of 13.5% of land (7.51 AC +/-) located within Birdsong West shall be used as open space.
 - A. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.5 acre in size or contain recreational elements (i.e. hike & bike trail, exercise equipment, etc.) as well as be readily accessible to the residents of the Birdsong community. The open space may be public or private.
 - B. If the open space is private, it shall be owned and maintained by a mandatory Homeowner Association.
 - C. Within the Common Area identified as 1-X on the Development Plan (Exhibit C), a covered pavilion and accompanying play area equipment shall be provided for the use of Homeowners Association members.

7. Homeowners Association (HOA).
 - A. A mandatory homeowners association will be responsible for the maintenance of lots owned by the (HOA), detention ponds, pavilion, play area equipment not located within a public park, trails, entryway features, screening walls and fences, master developer provided canopy trees, landscaping at the entryway and on HOA lots, all as shown on Exhibit E.
 - B. The HOA documents shall be filed in accordance with the City of Mansfield policies. These documents shall be reviewed by the City Attorney prior to filing the final plat. The documents shall be filed with the final plat at Johnson County and deemed necessary by the attorney. The documents shall be submitted in timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building permit. The city does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.
8. The proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.

DEVELOPMENT STANDARDS

1. Uses:
 - A. Permitted uses allowed in Birdsong West shall be all principal and accessory uses which are allowed by right in the SF-7.5/18 Single Family Residential District, in accordance with the Permitted Use Table of the Mansfield Zoning Ordinance.
 - B. A Specific Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the SF-7.5/18 Single Family Residential District, in accordance with the Permitted Use table of the Mansfield Zoning Ordinance.
2. The allowable lotting mix on Tract 2 shall be as follows:

<u>LOT TYPE</u>	<u>LOTS</u>		
TYPE 1	MAX	65	34%
TYPE 2		77	40%
TYPE 3	MIN	<u>51</u>	26%
TOTAL		193	

3. Single Family Detached Lot Development Standards:

DEVELOPMENT STANDARD

Lot Type	TYPE 1	TYPE 2	TYPE 3
Minimum Lot Width	50'	60'	70'
Minimum Lot Area (SQ FT)	6,000	7,200	8,400
Minimum Lot Depth	120'	120'	120'
Minimum Front Yard Setback	25'	25'	25'
Minimum Rear Yard Setback	15'	15'	15'
Minimum Side Yard Setback	5'	5'	5'
Exterior at Corner	15'	15'	15'
Minimum Dwelling Area (SQ FT)	1,800	2,200	2,400
Maximum Lot Coverage	55%	55%	55%
Maximum Height	35'	35'	35'

Note: Location of Lot Type shall be in accordance with the Development Plan.

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' narrower as long as the lot area exceeds the minimum area square footage.

Note: Lots on a cul-de-sac bulb or elbow may be up to 10' shallower as long as the lot area exceeds the minimum square footage.

Note: Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above.

Note: Outdoor living areas shall have a minimum rear setback of 10' whether or not the area is covered by a roof which is integrated into the house.

Note: The minimum front yard setback may be reduced to 20' for homes with J-swing garages.

Note: The minimum dwelling area on at least 30% of homes on Type 1 lots shall be 2,000 square feet.

4. Single Family Detached Architectural Standards: Homes constructed within the Birdsong community shall comply with the architectural standards established in the Mansfield Zoning Ordinance unless otherwise indicated below.

A. Swing/Non-Front Entry Garages: A minimum of 20% of the total number of lots within the Birdsong community shall contain a J-Swing, side entry oriented (door facing a side street), or non-front entry (access to garage is from a drive interior to the lot) garage. J-Swing garages shall not be required on TYPE 1 lots.

B. Garage Doors: Garage doors may face a public street. If a garage door faces the street, the garage face may not be closer to the street than the primary façade of the home.

Garage door shall be constructed of a composite material made to have the appearance of wood.

- C. Canopy Trees: On all single-family lots, a minimum of 2, 3" caliper canopy tree shall be provided for each home, one of which may be located in the back yard.
- D. Masonry: All homes shall be constructed of at least 80% masonry materials.
- E. Front Porches: At least 20% of all homes constructed shall have front porches. Porches shall extend along a front wall, have a minimum size of 60 square feet excluding the entryway, and have a minimum depth of 6', providing ample room for furniture; the porch shall be covered and open on a minimum of two sides. Porch floors shall be wood, brick, stone, or concrete. The porches may encroach up to 10' into the front setback. The Director of Planning or their designee may administratively approve a porch that deviates from these specific requirements if it meets the overall intent of the porch requirement.
- F. Roof Materials: All homes shall be constructed with three-dimensional architectural shingles.

COMMUNITY DESIGN STANDARDS

- 1. Community Buffers.
 - A. Lone Star/Bedford Road and Howell Drive:
 - 1. A minimum 20' wide landscape buffer shall be provided adjacent to the right-of-way. Berms and retaining walls may be constructed within the buffer.
 - 2. A mix of canopy and ornamental trees shall be planted within the required landscape buffer. Canopy trees shall comprise at least 33% of all tree plantings within the buffer.
 - i. Canopy Trees or Ornamental Shrubs will not be required within the Landscape Buffer beginning at the Primary Entrance on Bedford Road and continuing to the Secondary Entrance on Howell Drive.
 - 3. Ground cover may also be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, turf, mulched planter beds and hardscape.
 - 4. A minimum 6' – 8' wide, concrete trail shall be provided within the buffers along Lone Star/Bedford Road and Howell Drive. The location of the trail shall be coordinated with the gas pipeline operators, other public utilities, and any trail located within adjacent developments.
- 2. Buffer Vegetation:
 - A. Canopy Trees: Canopy trees shall be a minimum 3 caliper inches in size, measured 6" above the planting surface, and 7' in height at the time of planting.

Canopy trees shall have a minimum crown spread of 25' at maturity.
 - B. Ornamental Trees: Ornamental trees shall be a minimum 1 caliper inch in size, measured 6" above planting surface at the time of planting.

Ornamental trees shall have a minimum crown spread of 15' at maturity.

Ornamental trees having a mature crown spread of less than 15' may be substituted by grouping the trees to create the equivalent crown spread of 15'.

- C. Shrubs: Shrubs shall be a minimum 3 gallons in size at the time of planting and shall attain a minimum height of 3' within two growing seasons.
 - D. As per Exhibit D, the existing tree line along the northern boundary of the development shall be preserved.
 - E. Within the Detention Area identified as Lot 20-X on Exhibit C, a mix of Canopy Trees and Ornamental Shrubs will be required to provide additional live screening.
 - F. All landscaping shall be provided in accordance with an approved landscape plan prior to acceptance of the subdivision by the City except as follows. During times of drought or water emergency response stages, or inappropriate season for the plant material, (i.e. Ornamental tree in August or Agave in January) the Planning Director or his/her designee may grant permission to delay the installation of the required landscaping for up to 6 months.
3. Irrigation: Landscape buffer shall be irrigated with irrigation systems. Tree and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.
4. Perimeter Screening:
- 1. Lone Star/Bedford Road and Howell Drive:
 - 1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall brick or stone screening wall.
 - 2. Where open spaces are adjacent to the road, ornamental metal or split rail fencing shall be provided.
 - 3. Lots siding to Primary and Secondary entrances into the development shall include wood fences with masonry columns.
5. Neighborhood Entry Features: Architectural features on masonry walls or masonry monuments shall be located at the primary and secondary entrance for Birdsong West. The general design of which shall correspond with Exhibit E. Entry features and/or community signage may be lighted.