

## **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 Birdsong West 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), and Building Elevations (Exhibit E).
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 197.
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 Block 10, Lot 1-X on the Development Plan (Exhibit C) and further depicted as Detail 'C' on the Open Space, Amenities, Trail, and Screening Plan (Exhibit D), 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), alleys, 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 Exhibits D & 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 a 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 shall be as follows:

<b><u>LOT TYPE</u></b>	<b><u>LOTS</u></b>	
TYPE 1	<b>82</b>	42%
TYPE 2	<u>115</u>	58%
<b>TOTAL</b>	<b>197</b>	100%

### 3. Single-Family Detached Lot Development Standards (on the following page):

<b><u>DEVELOPMENT STANDARD</u></b>		
<b>Lot Type</b>	<b>TYPE 1</b>	<b>TYPE 2</b>
<b>Minimum Lot Width</b>	50'	60'
<b>Minimum Lot Area (SQ FT)</b>	6,000	7,200
<b>Minimum Lot Depth</b>	120'	120'
<b>Minimum Front Yard Setback</b>	25'	25'
<b>Minimum Rear Yard Setback</b>	15'	15'
<b>Minimum Side Yard Setback</b>	5'	5'
Exterior at Corner	15'	15'
<b>Minimum Floor Area (SQ FT)</b>	2,000	2,400
<b>Maximum Lot Coverage</b>	55%	55%
<b>Maximum Height</b>	35'	35'

**NOTES:**

- A. Location of Lot Type shall be in accordance with the Development Plan.
- B. 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.
- C. 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.
- D. Corner lots shall be at least 10' wider than the specified minimum lot width for each Lot Type identified above.
- E. 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 dwelling unit.
- F. The minimum front yard setback may be reduced to 20' for dwelling units with J-swing garages.
- G. The minimum front yard setback on lots with alley-loaded garages shall be no less than 15' and no greater than 30'.

- H. A maximum of 30% of the dwelling units on Type 1 lots may have a minimum floor area of 1,800 square feet.
- I. A maximum of 30% of the dwelling units on Type 2 lots may have a minimum floor area of 2,000 square feet

4. Architecture and civic design standards: All structures constructed within the Birdsong West community shall comply with the architectural and civic design standards existing in Section 155.056 unless otherwise indicated below:

A. Streetscape standards:

- 1. A landscaping strip a minimum of six (6) feet in width shall be required along all streets in the development. Such landscaping strip shall be located between the back of curb of the street and the sidewalk edge of pavement. The landscaping strip shall be planted with grass and canopy street trees as provided below.
- 2. A sidewalk a minimum of five (5) feet in width shall be provided along all streets in the development. The sidewalk shall be constructed to City standards.

B. Garages:

- 1. A minimum of 10 percent of the total number of front-entry dwelling units 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.
- 2. Where garage doors face a street, the garage face may not be closer to the street than the front façade of the dwelling unit.
- 3. Garage doors shall be constructed of wood, metal, or a composite material made to have the appearance of wood.

C. Canopy Trees:

- 1. On all single-family lots, a minimum of 2, 3" caliper canopy trees shall be provided for each dwelling unit, one of which may be located in the backyard. This minimum requirement may be reduced to 1 canopy tree if the front building line is less than 30'.

2. At least one canopy street tree, installed at the time of home construction, shall be planted every 50 feet, on center, in the landscaping strip. Spacing may be adjusted for front entry lots based upon location of driveways and utilities.
  3. A maximum of 50 percent of the canopy street trees planted shall be of a single species.
- D. Exterior finish materials: The exterior finish material on all building elevations, except for openings for doors and windows, shall be limited to any combination of brick, stone, cementitious fiber board, and stucco. Wood may only be used as an accent exterior finish material and shall not exceed 10 percent of the total building wall area, with each elevation being calculated independently. Configurations for stone, stucco, and wood shall be as provided below:
1. All stone shall be detailed and laid to resemble structural stone walls (i.e., stone shall be chopped or saw cut).
  2. All stucco shall be cement plaster made of cement sand and lime and shall be applied to elevations using a three-step process with a smooth or sand-finish. Exterior insulated finishing systems (E.I.F.S.) or other synthetic stucco as defined by the International Building Code shall be prohibited on all elevations.
  3. All wood shall be painted or stained.
- E. Front Porches: Except as provided in below, a front porch shall be provided for 60% of all dwelling units constructed on alley-served lots and a front porch shall be provided for at least 25 percent of the dwelling units constructed on lots not served by an alley. Front porches shall meet the following requirements:
1. Front porches shall be located at the front door of the dwelling unit and have a minimum size of 60 square feet, excluding the recessed entryway.
  2. Front porches shall have a minimum depth of six (6) feet and provide ample room for outdoor furniture.
  3. Front porches shall be covered and open on a minimum of two (2) sides.
  4. Front porches may encroach up to 50 percent of the depth of the front setback.

5. Porch floors shall be made of concrete slab or stone; and concrete slab may be covered with brick or wood plank. Synthetic materials are permitted provided they have the appearance of the materials noted above and match the materials on the adjacent building elevation.
  6. The Director of Planning may administratively approve a porch that deviates from these specific requirements if it meets the overall intent of the standards for porch design.
- F. Stoops, where provided:
1. Stoops shall be no less than five feet in depth.
  2. Stoops shall be between four feet and six feet in width.
  3. Stoops shall be covered by a pitched roof structure.
  4. Stoops may be recessed into the main volume of the building where setbacks are less than five feet.
  5. Stoops shall be constructed of brick or stone.
  6. Stoops may encroach up to 50 percent of the depth of the front setback.
- G. Roofs:
1. All dwelling units shall have pitched roofs.
  2. All pitched roofs shall be symmetrically sloped no less than 8:12, except that no more than 30 percent of the dwelling units may have pitched roofs symmetrically sloped no less 6:12. Pitched roofs for porches, stoops, and other similar architectural features may be sloped no less than 3:12.
  3. All roofs shall be clad in three-dimensional architectural shingles.
- H. Ceiling Height: The minimum ceiling height at the first story of all dwelling units shall be nine (9) feet.
- I. Posts: Where provided, posts shall be a minimum of six (6) inches by six (6) inches in dimension; and, where provided, columns shall be a minimum of 12 inches by 12 inches in dimension. The materials and configurations for posts and columns shall be as provided below:

1. All posts shall be made of wood or synthetic materials provided they have the appearance of wood; and posts may have piers constructed of brick or stone. Piers shall be a minimum of 12 inches by 12 inches in dimension.
  2. All columns shall be made of brick, concrete, or stone.
  3. All spaces between posts and columns shall be vertically proportioned.
- J. Windows:
1. All elevations facing a street or open space shall be no less than 15 percent and no more than 30 percent glazed in glass.
  2. Flush-mounted windows shall be prohibited. All windows in elevations of brick, stone, or stucco shall be recessed a minimum of three (3) inches in depth from the exterior wall.
- K. Accessory buildings and structures: All accessory buildings and structures shall comply with the architectural and other design considerations in the Zoning Ordinance.

## **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.
      1. 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.
      1. Ornamental trees shall have a minimum spread of 15' at maturity.
      2. 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 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 Block 2, Lot 20-X on Exhibit C, a mix of Canopy Trees and Ornamental Shrubs will be required to provide additional live screening. Further, commercial grade benches (which shall be approved in writing by the Director of Parks & Recreation) will be placed within Lot 20-X so as to add further opportunities for gathering and personal interaction by residents.
    - 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:
  - A. Lone Star/Bedford Road and Howell Drive:
    1. Screening where lots back or side: Minimum 6' tall and maximum 8' tall articulated brick and stone screening wall with enhanced landscaping (shrubs, grasses, etc.) in the recessed areas.
    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.