

Exhibit "A"

The Birch Tennis Club

Planned Development Zoning Standards

February 21, 2017

The standards set out below will guide development of all phases of The Birch. Where these standards conflict with the City of Keller Unified Development Code, these standards shall apply. Where these standards are silent, the City of Keller Unified Development Code shall apply.

1. Permitted Uses. The proposed use is a Private Tennis Club and Training Facility with:
 - a. Tennis Courts, not to exceed thirty-five (35) total courts. Courts are programmed to have shade structures and some to have full bubble enclosure. Bubble enclosures will be limited to the 10 courts constructed during the Phase 1 development. Two (2) bubble enclosures will be allowed, one with Phase I and the second with Phase 2.
 - b. A primary clubhouse not to exceed 12,000 square feet and two (2) stories. Uses within the clubhouse will include pro-shop, locker rooms, gym, physical therapy room, lounge/bar, restaurant, spa room, reception, office and daycare. Outside patio area will provide a connection from the clubhouse to the existing pond. Uses will include covered seating, pool, deck, fire pit and restaurant/ bar service.
 - c. Dormitories not to exceed two (2) buildings. One (1) female dorm and one (1) male dorm. First floor footprint not to exceed 2,800sf for a maximum of 5,600sf total for each dormitory including second story. Dormitories are to be two (2) per room with twenty (20) rooms maximum. Each dormitory will have a common area living room and small kitchen. Length of stay will vary from short camps to full school year. Maximum height not to exceed thirty feet (30'). Dormitories shall only be used in conjunction with the Tennis Club facility.
 - d. Family Lodging, four (4) single story buildings that are each 1,500 square feet maximum. Lodging allows for families to stay with their student during academy training. Length of stay will vary from short camps to full school year. Lodging will include multiple bedrooms, living room and kitchen.
 - e. Golf pitch and putt, on the north side of the property to be located within the area shown on the Concept Plan. Operations for the golf will be run out of the main clubhouse.
 - f. One (1) private residence with guest quarters.
2. Density, Lot Dimensions, and Setbacks.
 - a. The property shall be developed as one (1) lot.
 - b. The maximum number of enclosed permanent buildings shall be ten (10) with a combined square footage not to exceed 48,000 square feet. The maximum number of bubble enclosures shall be two (2) with a maximum combined area of 75,000 square feet minus connection corridor and mechanical pads.

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- c. All new permanent building construction shall be setback a minimum of sixty feet (60') from all lines. Bubble enclosures shall have a minimum sixty-foot (60') setback from south, north and west property lines and a minimum thirty-foot (30') setback from the east property line.
 - d. The existing barn may be converted for other uses at its current location, approximately fifty feet (50') from residential properties to the rear.
3. Architectural Standards. The desired aesthetic for The Birch is rustic but refined. This will be reflected with quality materials, similar colors, and compatibility in architectural design and features between all structures.
- a. Materials. Exteriors of new construction shall be a combination of stone, stone veneer, and batten board siding (made from hardwood or fiber-cement board). A minimum of twenty-five (25%) of each elevation shall be stone or stone veneer. Cedar wood may be used as an accent material. Roofs shall be either grey standing-seam metal roofs or grey dimensional asphalt shingles. Flat roofs shall also be allowed for the Clubhouse. The existing barn being repurposed may maintain its current metal exterior or may be clad in materials to match new buildings as described above.
 - b. Colors. All building materials shall be earth tones, natural colors of stone and wood, or variations of grey.
 - c. Clubhouse. Masonry percentage shall be a minimum of thirty-five percent (35%).
 - d. Junior Clubhouse (renovate existing building). See 3a above
 - e. Private residence. Masonry percentage shall be a minimum of thirty-five percent (35%).
 - f. Dormitories. Masonry percentage shall be a minimum of thirty-five percent (35%).
 - g. Family Lodging. Masonry percentage shall be a minimum of thirty-five percent (35%).
 - h. Bubble enclosures are to be five (5) court Arizon structures in timberwolf grey or similar. Bubble enclosures will average thirty feet (30') in height with a maximum peak height of forty-three feet (43') at the crown of the enclosure.
 - f. All other architectural standards of the Keller Unified Development Code for Non-Residential Construction shall apply to the Clubhouse, Junior Clubhouse, Dormitories and Family Lodging. All other architectural standards for the Keller Unified Development Code for Residential Construction shall apply to the private residence.
4. Screening.
- a. Adjacent Residential Properties. Screening to all immediately adjacent residential properties shall be achieved through a thirty-foot (30') landscape buffer with living screen. This buffer shall have four-inch (4") caliper large canopies trees planted thirty feet (30') on center. In addition, large evergreen shrubs shall be placed at the property line every six feet (6') on-center and shall be four feet (4') in height along the north and west property lines and six-feet (6') in height along the south property line at time of planting. Existing pipe rail fences to remain. No masonry wall required. Additional mature landscape coverage along the south property line for screening of automobile traffic shall be required.

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- b. Keller Smithfield Road – Screening of parking lot per the UDC and accent planting along the frontage to break-up and enhance views to the property
 - c. Dumpsters. During Phase 1, a temporary dumpster will be located on the main drive and shall be screened in accordance with the UDC, with full build-out dumpster will be accessed and screened north of the clubhouse.
 - d. All other screening standards in the Unified Development Code shall apply.
5. Landscaping
- a. Landscaping shall be provided in accordance with the Keller Unified Development Code Landscaping Requirements for Non-Residential and Multi-Family.
6. Accessory Buildings
- a. All building apart from the Clubhouse, Junior Clubhouse, Dormitories, Family Lodging, Residence, and bubble enclosures (see 3h above for criteria), shall be considered accessory buildings. Accessory buildings will include the in-court shade structures (25), courtside pavilions (3) and clubhouse amenity pavilion.
 - b. There shall be no more than 30 accessory buildings, not exceed 7,950 square feet combined.
 - c. Accessory buildings shall not exceed thirty (30') in average height.
 - d. Accessory buildings shall be setback a minimum of sixty feet (60') from residential property lines.
 - e. Accessory buildings shall be the same materials and colors as primary buildings.
 - f. Pavilions and Shade Structures are considered accessory buildings but have different standards as provided here. Pavilions and shade structures shall be constructed of wood or metal. If metal construction, then support posts shall be clad in a veneer to match the stone and batten board siding of new structures. Roofs of pavilions and shade structures shall be standing seem metal or canvas.
7. Signs
- a. Signs shall follow the standards of the Keller Unified Development Code of Non-Residential Districts at the time of sign permit application.
8. Lighting
- a. The site shall meet the Lighting standards set forth in the Keller Unified Development Code except where specified herein.
 - b. Tennis Court lights shall not exceed twenty-five feet (25') in height.

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- c. Tennis Court lights shall not be used between the hours of 10:00 p.m. and 8:00 a.m. Courts within one-hundred fifty feet (150') of an adjacent residential property will not be in use or lighted past 9:00 p.m. Regulated hours will not apply to courts within a bubble enclosure.
- d. Tennis court lights shall be Dark Sky rated and full cut-off lights.

9. Hours of Operation

- a. Club operation hours will be from 6:00am to 12:00am. Delivery hours are to be 7:30am to 7:30pm. Phase 1 deliveries to the clubhouse will occur at the front drop-off loop. Once the clubhouse has been expanded deliveries will come through a service drive on the north side of the clubhouse.

10. Tree Preservation.

- a. Trees shown in clouds on the concept plan shall be preserved, except those in the Right-of-Way may be removed if needed.
- b. All other tree preservation requirements set in the Keller Unified Development Code shall apply at time of Site Plan application for each phase.

11. Phasing. The site is intended to be developed in three (3) phases. Timing of the phases will be dependent on membership demand and funding.

- a. Phase one includes the first ten (10) tennis courts, bubble enclosure over five (5) courts, 2,288 square foot clubhouse, entry drive and drop-off loop and 56 parking spaces.
- b. Phase II will include 17 additional courts, bubble enclosure over the remaining five (5) courts constructed in Phase I, full drive extension, remaining parking to total 180 parking spaces, two (2) dormitories, expansion of the clubhouse to the full 12,000sf, renovation of the existing building for the junior clubhouse, two (2) family lodging buildings and demolition remaining existing structures.
- c. Phase III will include the two additional family lodging buildings, eight additional tennis courts, the private residence, and golf pitch & putt

12. Off-Street Parking

- a. A minimum of one-hundred eight (180) parking spaces will be required. With each phase, the minimum required amount of parking per the facilities being provided is required to be available:

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1. Tennis Courts – minimum two (2) spaces per court
2. Clubhouse Space – minimum one (1) space per three-hundred (300) square feet
3. Additional Staff and Chaperones – minimum ten (10) spaces
4. Golf Pitch & Putt – minimum ten (10) spaces
4. Single-Family residence – minimum two (2) spaces
5. Dormitories – No parking spaces. These house students below the driving age.
6. Family Lodging – minimum two (2) spaces per structure

b. All other parking standards from the Keller Unified Development Code shall apply.

12. Power lines:

- a. Existing power lines along boundaries are to remain per this PD zoning.
- b. The single serve power line angling from Keller Smithfield to the property south of The Birch is to remain per this PD zoning.