

**Exhibit B**  
**Keller Springs – Development Standards**

**I. Project Location**

Keller Springs consists of approximately 34.483 acres of land on east side of N. Main Street and directly north of Harmonson Drive.

**II. Purpose and Intent**

- A. Purpose:** The purpose of the Planned Development is to create a residential development comprised of residential and open space lots. The base zoning shall be Single- Family 12.
- B. Applicability:** These standards shall apply to all development within the attached boundaries as defined in Exhibit A. This Planned Development shall comply with the Single Family-20, Single-Family-12, Districts of the Unified Development Code for the City of Keller. A new district titled Single-Family-5, shall be created through the approval of this Planned Development.
- C. Permitted Uses:** The permitted uses shall comply with permitted uses set forth in the Single Family-20 and Single Family-12, Residential Zoning District as defined in Section 8.03 – Zoning Districts within the Unified Development Code. The new Single Family-5 permitted uses shall comply with Single Family-12.

**III. Development Regulations**

This development should generally comply with the proposed layout as shown on the attached Zoning Concept Plan as well as the listed standards below: The base zoning for this Planned Development shall be Single-Family 12.

Residential Development Regulations for Residential Area 1

- 1. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Lot Area:	Twenty thousand (20,000) square feet.
Minimum Lot Width:	eighty feet (80')
Minimum Lot Depth:	One-hundred fifty feet (150').
Front Yard:	Thirty-five feet (35'), sixty feet (60') for residential buildings with access on a thoroughfare.
Minimum Dwelling Unit:	2,500 square feet
Lot Coverage:	Forty-five percent (45%) by main buildings; sixty-five percent (65%) including accessory buildings, driveways, and parking areas.
Maximum number of lots:	Seven (7) residential lots

Residential Development Regulations for Residential Area 2

1. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Lot Width:	eighty feet (80')
Minimum Lot Depth:	One-hundred fifty (150').
Front Yard:	Twenty-five feet (25'), sixty feet (60') for residential buildings with access on a thoroughfare.
Lot Coverage:	Forty-five percent (45%) by main buildings; sixty-five percent (65%) including accessory buildings, driveways, and parking areas.
Maximum number of lots:	Forty-one (41) residential lots

Residential Development Regulations for Residential Area 3

1. Area Regulations: The following minimum standards shall be required as measured from property lines:

Minimum Lot Area:	Five thousand (5,000) square feet.
Minimum Lot Width:	Fifty feet (50')
Minimum Lot Depth:	One-hundred ten feet (110').
Front Yard:	Fifteen feet (15'), sixty feet (60') for residential buildings with access on a thoroughfare.
Rear Yard:	five feet (5')
Side Yard:	Five feet (5'), ten feet (10') from street right-of-way; twenty feet (20') from a thoroughfare right-of-way.
Minimum Dwelling Unit:	1,200 square feet
Lot Coverage:	Sixty-Five percent (65%) by main buildings; Seventy-five percent (75%) including accessory buildings, driveways, and parking areas.
Accessory Structures:	There shall be no accessory structures permitted within Residential Area 3.

Maximum number of lots: Forty-eight (48) residential lots

2. Facades: 80% of the facades of homes, exclusive of doors and windows, shall be constructed with masonry products not limited to brick, stone, stucco, hardie-board, or material of equal characteristics as approved by the City in accordance with the City's building code and fire prevention code. Secondary materials shall be quality materials not limited to wood and metal.
3. Garage Requirements: All residential lots shall provide a minimum of a two (2) car garage. Garages may be front facing or J-swing or a combination of both.

Screening Requirements: Where applicable, trees shall be preserved along the perimeter of the property in lieu of a masonry screening wall. In instances where trees shall be preserved a 6' tubular metal fencing may be provided.

4. Landscape Requirements: Landscaping within the development shall generally comply with the Zoning Concept Plan and Section 9.03 of the Unified Development Standards, except otherwise here in.
  - a. A minimum of one (1) large canopy trees with a minimum three-inch (3") caliper shall be planted in the required front yard of all new single-family uses. Existing trees of equal or greater size within the required front yard may be counted toward this requirement.
  - b. A minimum of one (1) large canopy trees with a minimum three-inch (3") caliper shall be planted in the required side yard adjacent to a street of all new single-family uses on corner lots. Existing trees of equal or greater size within the required side yard adjacent to a street may be counted toward this requirement.
5. Ownership: A Homeowners Association (HOA) shall be established for the maintenance and ownership of common areas and open space areas.
6. Open Space: There shall be a minimum of 15% of open space exclusive of street yard landscaping. The open space may consist of detention/retention ponds.

#### **IV. Development and Design Standards**

- A. Streets: The development shall be served by a street type that has been signed to best serve the development.
  1. Street Types: The following street types shall guide the street design for the proposed development. The Zoning Concept Plan shall be the conceptual guide of street alignment and configuration of the proposed street network.
    - a. Residential Street Type: This street type shall be a two-way drive that has a Right of Way width of fifty feet (50'). The pavement width for this street type shall be thirty feet (30').
  2. Street Ownership: All public street proposed within this development shall be public streets and owned and maintained by the City of Keller.

3. Exceptions: The City Engineer shall have the discretionary authority to consider and approve exceptions to the Street Design Standards, limited to grade and centerline curvature, based on compelling evidence of hardship on a case-by-case basis.