

The Birch Tennis Club
Planned Development Zoning Standards
As approved by City Council November 1, 2016

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.
 - 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 2,800 square feet for a maximum of 5,600 square feet total for each dormitory including second story. Dormitories are to be two per room with twenty (20) rooms max. 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 training facility.
 - d. Family Lodging, four (4) single story buildings that are each 1,500 square feet max. 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 buildings shall be ten (10) with a combined square footage not to exceed 48,000 square feet.
 - c. All new construction shall be setback minimum sixty feet (60') from all property lines.
 - 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, PVC, 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 great standing-seam metal roofs or grey dimensional asphalt shingles. Flat roofs shall also be allowed for the Clubhouse and junior 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 (35%).
 - 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 will be required. Additional mature landscape coverage along the south property line for screening of automobile traffic shall be required.

- 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 screening 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 buildings apart from the Clubhouse, Junior Clubhouse, Dormitories, Family Lodging and Residence 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 thirty (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 all 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 seam 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.
- 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 (150') of an adjacent residential property will not be in use or lighted past 9:00 p.m.
- 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 7:00 a.m. to 12:00 a.m. Delivery hours are to be 7:30 a.m. to 7:30 p.m. Phase I 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.

- a. Phase I includes the first ten (10) tennis courts, 2,288 square feet of clubhouse, entry drive and drop-off loop and fifty-six (56) parking spaces.

- b. Phase II will include seventeen (17) additional courts, full drive extension, remaining parking to total one-hundred eighty (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 eighty (180) spaces will be required. With each phase, the minimum required amount of parking per the facilities being provided is required to be available based on use:
 - 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 & Chaperones – minimum ten (10) spaces
 - 4. Golf Pitch & Putt – minimum ten (10) spaces for golf practice sort course
 - 5. Single-Family residence – minimum two (2) spaces
 - 6. Dormitories –No parking spaces. These house students below the driving age
 - 7. Family Lodging – minimum two (2) spaces per structure
- b. All other parking standards from the Keller Unified Development Code shall apply.