

Keller – Rosebury Design Standards

Zoning Case No. ZONE-2501-0002

The following design standards shall apply to the Rosebury development:

Commercial Portion

1. Uses shall be those allowable within the existing designation- Section 8.23- “C” Commercial District (which includes Section 8.16 – “R” – Retail) of the City of Keller UDC.
2. The Concept Plan illustrates a potential layout, given the constraints of the site and current market conditions.
3. Prior to approval for construction, a Detailed Site Plan shall be prepared and approved by the City Council, showing detailed plans, elevations, building materials and proposed uses. Such Site Plan shall meet the requirements of Section 8.23, and the UDC.
4. Architectural Standards:
 - a. Colors: All building materials shall be of earth tones, natural colors of stone, metal and wood, or variations of grey.
 - b. Materials: Minimum of 80% masonry or metal (metal no more than 20%), up to 20% wood.
5. Front Setback (US-377) shall be thirty (30’) feet, minimum.
6. Internal Street Setback shall be thirty (30’) feet, minimum.
7. Side and Rear setbacks shall be ten (10’) feet, minimum.
8. Landscape Buffer Yard adjacent to Residential shall be fifteen (15’) minimum.
9. Signs: All signs shall follow the standards of the Keller Unified Development Code for Non-Residential Districts at the time of sign permit application.
10. Lighting: The site shall meet the Lighting Standards set forth in the Keller Unified Development Code.

Residential Portion

All lots shall comply with the SF-8.4 District, Single-Family Detached Residential, with the following clarifications and revisions:

1. Minimum lots size shall be 8,400 sf.
2. Minimum lot width shall be 65'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. Minimum lot width shall be established at the front yard setback.
3. Minimum lot depth shall be 110' deep.
4. Minimum Front Setbacks: 25 feet.
5. Minimum Side Yard Setbacks shall be 6.5'. Minimum separation between structures shall be 13'. Minimum side yard on a corner lot adjacent to a street shall be 15'.
6. Minimum Rear Yard Setback: 15'
7. Minimum House Size: The homes on all lots shall have a 2,500 s.f. minimum house size built upon them.
8. Maximum Height: 2 ½ story/ 35' for the main building.
9. Maximum Lot Coverage: 50% for main building and 60% for main building and accessory buildings.
10. Garage Requirements:
 - a. A minimum of a 2-car garage shall be provided in all homes;
 - b. A minimum of 50% of the homes shall have 2-car "J-Swing" garages. Consistent with Section 9.02.C.5 of the UDC, these homes shall also be allowed an additional single, front-facing garage with a maximum of seventy-two square feet (72 S.F.) of garage door exposure to the street, if located a minimum of forty-five feet (45') behind the property line or right-of-way, whichever is closer;
 - c. The remaining homes shall be allowed 2 car, "front-facing" garages, with a maximum of one-hundred forty-four square feet (144 S.F.) of garage door exposure to the street, with a minimum setback of 25'.
11. Front Elevation Features (to be identified on building plans submitted for permits, to ensure compliance at the time of plan review)
 - a. Each residence shall contain at least four (4) of the following 'Features':
 - i. Divided light windows on street facing elevations (front elevation and sides on corner lots)
 - ii. Enhanced masonry details (contrasting brick or stone patterns and/or changes in materials)
 - iii. Metal seam roof accents
 - iv. Shutter accents
 - v. Cast stone accents (cast stone features at entries or windows)
 - vi. At least 2 masonry materials (i.e. cementitious siding, brick and stone)
 - vii. Decorative coach lighting

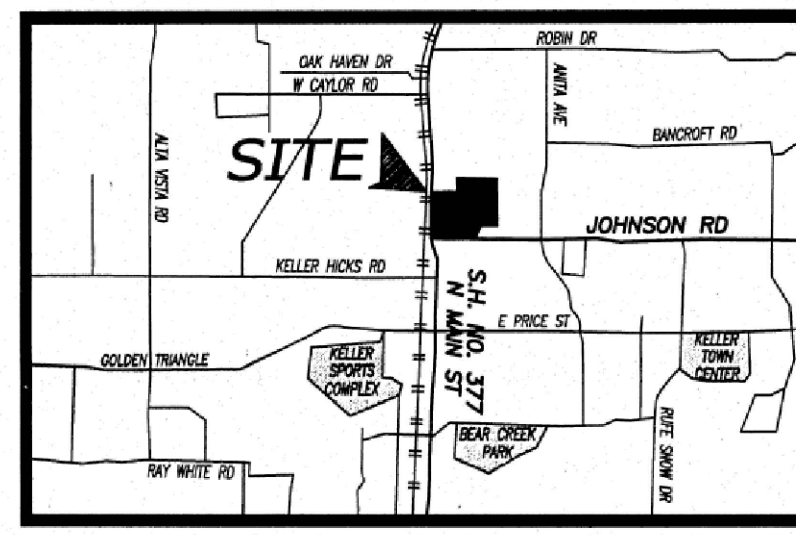
- viii. Pavers for sidewalk and/or driveway
 - ix. Low voltage landscape and path lighting
 - x. Cast stone address markers
12. Exterior wall materials for residences
- a. 100% masonry on the front elevation (brick, stone or cementitious siding.
 - b. 80% overall masonry per elevation.
13. Roofing materials and pitch
- a. 5:12 minimum primary roof pitch. Roof materials shall be constructed of at least 40-year shingles. Three-tab shingles are prohibited.
14. Garage door materials and decorative design
- a. Raised panel, wood or decorative garage door(s) with opener.
15. Driveways shall be no wider than 20’.
16. Driveway surface materials (concrete, pavers, etc.)
- a. Finished concrete, broom finish with smooth border at joints, pavers, or stamped and/or stained concrete.
17. Landscaping and irrigation requirements for individual lots:
- a. All lots shall have full irrigation systems.
 - b. All front yards shall be fully landscaped, with a minimum of either two (2) minimum 3” Canopy trees, or one (1) minimum 3” caliper Canopy and 2” caliper Understory tree (chosen from the below mentioned Exhibit A- Quality Tree lists for Large and Understory Trees), and 10 shrubs.
 - c. Canopy Trees shall be a minimum of 3” caliper at installation, and shall be chosen from the list of tree species in the “Keller, Texas - Code of Ordinances; PART III - UNIFIED DEVELOPMENT CODE, Article Ten - TREE PRESERVATION, Section 10.02 – Tree Preservation Exhibits, Exhibit A- Quality Trees, Large Trees.”
18. The fence design along the northern residential boundary shall be an 8’ pre-stained cedar, with metal poles, top cap, top side trim; on the eastern boundary and surrounding the detention/open space lot, a 6’ Iron Fence; adjacent to the existing residential behind Lots 1, 3-5, a 6’ pre-stained wood fence; and adjacent to the Commercial tracts, a 6’ masonry wall, as shown on the Wall/Fence Diagram on the PD Concept Plan.
19. The development’s open spaces shall be generally landscaped in accordance with the conceptual landscape plans provided and that more detailed landscape plans prepared by a Registered Landscape Architect shall be reviewed and approved as part of the Detailed Site Plan prior to Final Plat approval. The Residential portion open space landscaping and irrigation must be installed and operational prior to final inspection of the first home in the development.

20. Decorative street lighting and/or street sign poles
 - a. Enhanced decorative street signs.
 - b. Sidewalks shall be built along the street frontage of each lot by the home builder or developer, as shown on the Site Plan exhibit. The sidewalk shall be five feet in width.
 - c. A 10' wide trail sidewalk shall be built by the developer along the Johnson Road frontage, the width of the development.
21. Cluster mailbox location and design
 - a. A cluster mailbox shall be provided, as per USPS standards.
22. Development entry sign location and design
 - a. Development shall have an Entry sign, with location to be determined.
23. All lateral and service lines for all utilities shall be placed and maintained underground.
24. An HOA shall be required and Common Area Open Space shall be maintained by the HOA.
25. Additional Requirements:
 - a.- No permanent use of temporary dwellings, such as recreational vehicles, travel trailers, or mobile homes, may be used for on-site dwelling purposes unless approved by a Specific Use Permit (SUP).
 - b.- Open Storage is prohibited (except for materials for the residents personal consumption i.e. firewood, gardening materials, etc.
 - c.- Single-family homes with side entry garages have special setback requirements as established in Section 9.02 – Off-Street Parking and Loading Requirements.
 - d.- *Other Regulations* – As established in Section 9.01 – Building Design and Development Standards.

Street Lights: Street lights shall be selected from the Tri-County decorative street light options and shall meet city standards for location and minimum spacing.

Street Signs/ Enhanced Cluster Mailboxes:





Vicinity Map

Residential Site Data Summary Chart

Single Family Residential Lots	21
Open Spaces	3
Residential Lots	63.21 % 4.76 ac.
Open Spaces	17.66 % 1.33 ac.
R.O.W.	19.13 % 1.44 ac.

Gross Acreage	100.00%	7.53 ac.
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Site Data

Gross Acreage	7.53 ac.
Gross Density	2.79/units per ac.

Lot Summary

Residential Lots	21
Minimum Lot Size	8,417 s.f.
Average Lot Size	9,874 s.f.

Commercial Site Data Summary Chart

Commercial Lots	2
Commercial Lots	82.63% 1.38 ac.
R.O.W.	17.37 % 0.29 ac.

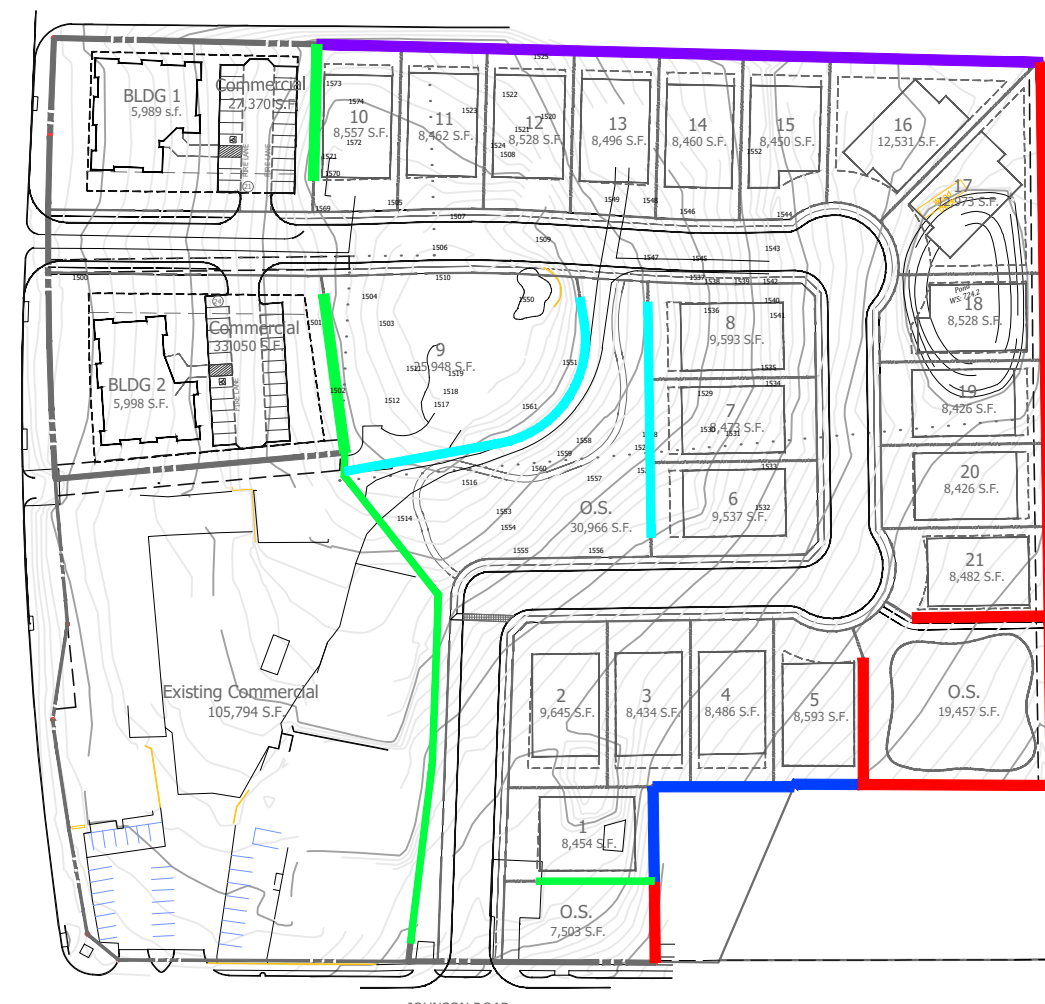
Gross Acreage	100.00%	1.67 ac.
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Total Area

Gross Acreage	9.20 ac.
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Fence Legend

- 8' Wood Fence on metal posts with a cap
- 6' Wood Fence
- 6' Iron Fence with Masonry Columns at Corners
- 6' Masonry Wall
- 6' Iron Fence



Fence / Wall Diagram

Owner:

Mark & Chryste Keel
 McDonnell Building Materials Co., Inc.
 550 N. Main Street
 Keller, TX 76248
 mkeel@mbmkeller.com
 817 - 992 - 5071

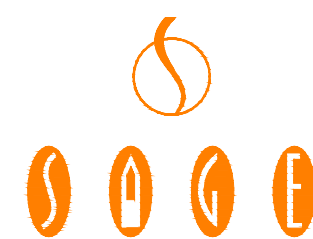
Applicant:

DW Commercial, LLC.
 P.O. Box 466
 Keller, TX 76244
 Contact: David Washington, Jr.

Engineer:

Deotte, Inc.
 112 Keystone Dr.
 Southlake, TX 76092
 TEL. 817-337-8899
 Contact: Richard DeOtte, P.E.

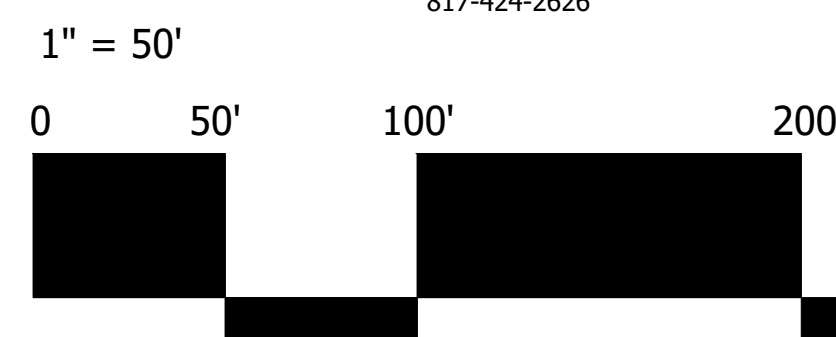
Planner:



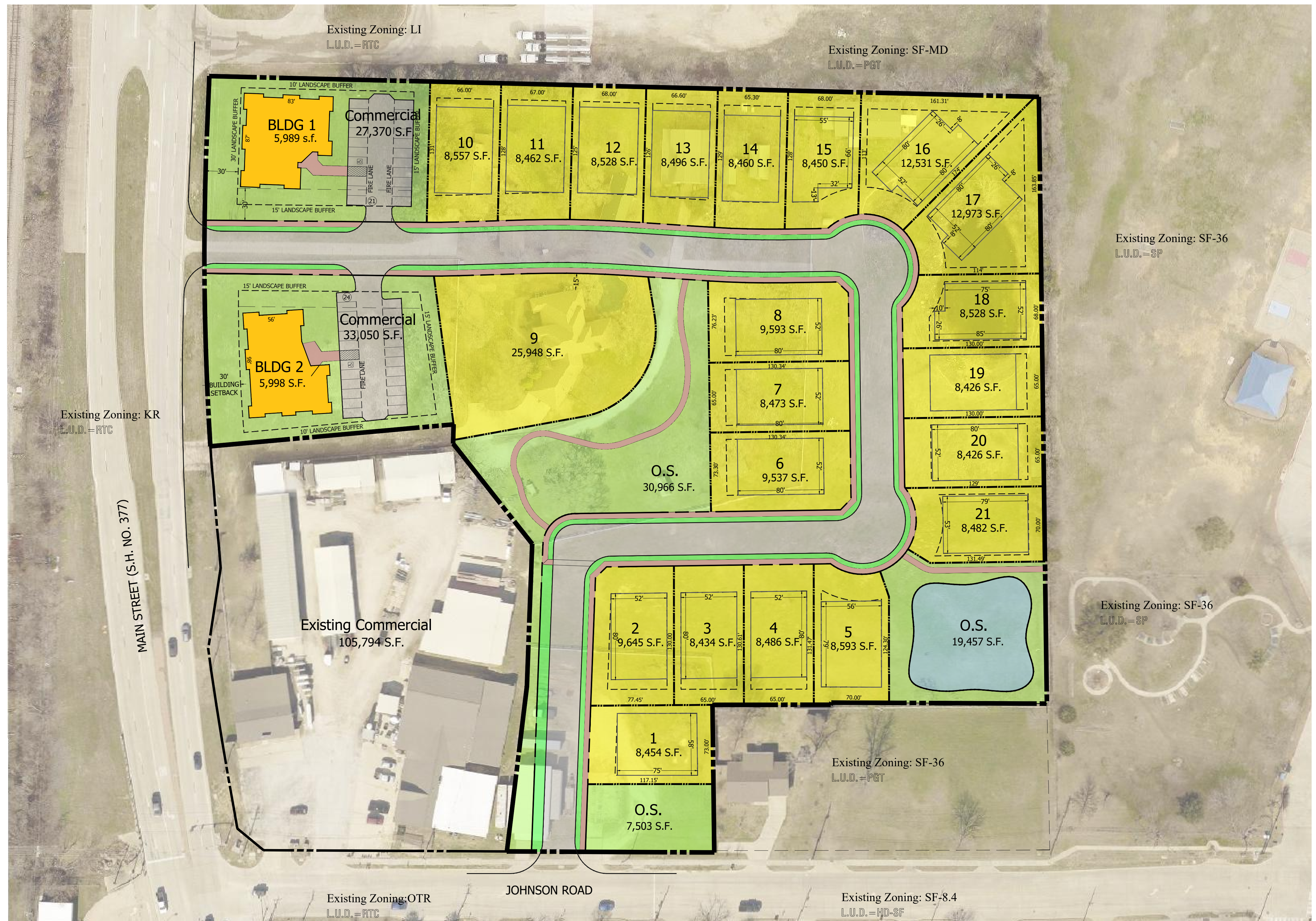
SAGE GROUP, INC.

Master Planning
 Urban Design
 Architecture
 Landscape Architecture
 1130 N. Carroll Ave., Ste. 200
 Southlake, Texas 76092
 817-424-2626

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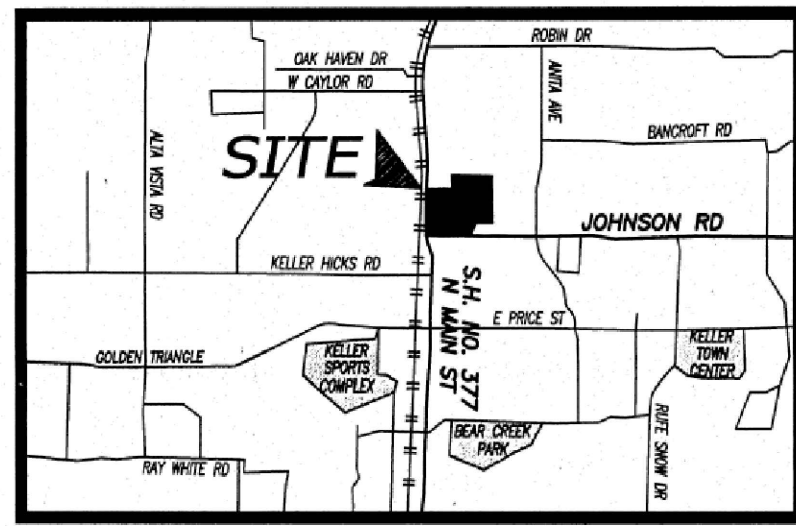
SF-8.4 Concept Plan



Zoning Case ZONE-2501-0002

Rosebury

Keller, Tarrant County, Texas



Vicinity Map

Legend

- Canopy Tree - 4" cal. - Live Oak (Bufferyard - 4" cal)
- Canopy Tree - 3" cal. - Live Oak
- Canopy Tree - 3" cal. - Red Oak
- Canopy Tree - 3" cal. - Eastern Red Cedar
- Ornamental Tree - 6' ht min. Mexican Plum
- Little Gem Magnolia
- Shrubs - 3' ht min. Dwarf Yaupon Holly
- Groundcover - 4" pots

Legend

- Existing Tree
- Cedar Elm
- Live Oak
- Red Oak
- Desert Willow

PARKING LOT PLANTING

PARKING LOT TREES - 3" cal	REQUIRED	PROVIDED
	8	8

SCREENING SHRUBS ARE PROVIDED AT THE PROPOSED PARKING LOT - 3' HT MIN.

PARKING LOT AREA 15% MIN. LANDSCAPE REQUIRED.

PARKING LOT AREA = 7,628 S.F. / LANDSCAPE AREA = 1,150 S.F. = 15.08% COVERAGE

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 mkeel@mbmkeller.com
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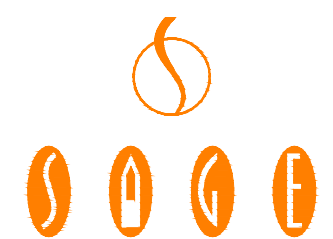
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1" = 50'

0 50' 100' 200'

Landscape Plan



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