

CLEAR CREEK & JANELLE Planned Unit Development Standards

A. Purpose and Intent

Clear Creek & Janelle Planned Unit Development (PUD) is composed of 31.005 acres as described in Exhibit A (Surveys) and associated field notes. The development envisions a horizontal mixed-use community containing light retail, rental single-family dwellings and multifamily apartment structures with associated support and amenity buildings/features.

This PUD development seeks to characterize Traditional Neighborhood Design (TND) principles that optimize pedestrian interconnectivity and minimize parking applications visible from the public way. It intends to encourage pedestrian activity and creates nodes of promenade gathering space and green space in each grouping of buildings that invite outdoor activities.

A composite site plan attached illustrates the inter-relationships between all uses along with common area allocations for open space, recreation activity, storm water management and service facilities.

The residential portions of this development (both single and multifamily) will be divided into subtracts for phasing and financing convenience, however all will be wholly owned and not intended for incremental sale.

B. Land Use

The Project shall consist of:

- +/- 3.44 acres of light retail containing an estimated 22,000sf of interior floor space plus exterior promenade and plaza areas, guided by B3 zoning and land development standards with the following exceptions:
 - Parking shall be permitted at 1 space per 300sf of indoor area
 - A drive thru shall be permitted for a compatible use in the development.
- +/- 17.88 acres of multifamily consisting of an estimated 300 housing units of a variety of unit sizes, together with a-la-carte garage offerings, common clubhouse with leasing center, fitness, postal/package pavilion and outdoor amenity and activity areas, guided by R3A zoning and land development standards with the following exceptions:
 - Side yard set-backs shall not be less than 10 feet from adjoining property of platted lots
 - Rear yard set-backs shall not be less than 10 feet from adjoining property of platted lots
- +/- 9.69 acres of single-family homes (totaling 72 homes) grouped in clusters, each with private garage and small yard, and sharing an auto-court for communal access and “cul-de-sac” open space, guided by SF-2 zoning density, but governed by development standards specific to this PD, including the following conditions and exceptions:
 - Each cluster grouping of single-family units shall be arranged on a single parcel with public road frontage.
 - There shall be no more than six parcels platted, and there shall be no ability to replat without modification to this PUD.
 - Each parcel shall permit up to 12 single family dwellings.
 - Each dwelling shall be separated from neighboring homes by separations defined by the prevailing building and fire codes at a minimum of 10 feet.

- Setbacks shall be assigned to each “cluster parcel” and shall consist of 15’ front, side, and rear yard setbacks.
- Each dwelling shall be assigned by lease a yard area for the individual and exclusive use and share a common auto court for vehicular and pedestrian access.
- Each dwelling shall have one enclosed garage and one adjacent tandem driveway parking space exclusive to that dwelling. The garage door shall not compose more than 40% of the main level façade.
- Each garage door may be enhanced in quality to include either windows or carriage door details where architecturally appropriate.

C. Homeowner’s Association (HOA)

As a wholly owned development there will be no HOA. Shared access, storm water management, signage, and other potential infrastructure will be governed by cross access, utility and storm water easements.

D. Non-Residential Development Standards

The Neighborhood Business District (NBD) area of the property shall be developed in accordance with City standards. The property shall be a legally described single lot with the possibility of four sub-lots to allow for the buildings to be constructed as demand for space requires. There shall be four buildings constructed whose sizes are estimated individually at 6000 sf (but may be as small as 2500sf and as large as 9000sf, with the aggregate interior total square footage of all buildings estimated at 22,500 sf.)

The property shall be comprised of neighborhood services businesses that support the adjacent multifamily and single-family residents.

The boulevard entry is designed to invite patrons from outside the community for both retail and multifamily occupancies.

1. Permitted business uses shall include those compatible with neighborhood standards, by example but not limited to:
 - Restaurant/food and beverage (with optional drive through),
 - coffee shop (with optional drive through),
 - ice cream shop,
 - deli,
 - wine bar,
 - hair and nail salons,
 - spa/massage,
 - bicycle or athletic gear shops,
 - pet spa,
 - small grocery/convenience store,
 - bookstore,
 - newsstand,
 - laundry/dry-clean,
 - and other similar small enterprises.

Uses that SHALL NOT BE permitted shall be as follows:

- tattoo parlors,
- head shops,
- cigar stores,

- stores exclusively in package liquor business,
- thrift shops,
- pawn shops,
- CBD shops,
- games of chance facilities,
- gas stations,
- adult novelty shops,
- marriage facilities,
- and any other use the property owner deems to restrict.

The list of non-permitted non-residential uses shall comply with the Killeen UDC, Article IV, Division 12B with the following exceptions:

- This PUD shall permit a restaurant, smoothie bar, café, or coffee shop with a drive-thru service.

The retail buildings shall be built according to prevailing code requirements as of the time of permitting. The retail building's exteriors shall employ a mix of masonry (brick and possibly stone accents), fiber cement siding and trim. Flat roofs will be employed whose perimeters shall contain a parapet on at least three sides for screening of HVAC equipment and to provide fall protection during maintenance. Each building shall be fronted by promenade style sidewalks to encourage pedestrian activity and allow for outside seating.

Design Intent Images – Retail:

Images below are representative, final designs to comply with City standards, those of this PUD, and tenant requirements.





2. Buffers

All development components of the plan shall be held under unified ownership. Buffer standards internally between uses shall not apply. Buffers shall only apply as required to overall property lines defining the subject parcel in its entirety.

Buffers shall be 20 feet when siding or backing to differing uses. Included in the buffer of 20ft shall be the installation of trees planted at a 20 foot spacing near the property line adjacent to the differing use.

E. Residential Development Standards

An overall conceptual site plan is attached as a reference tool to illustrate site design intent. The residential elements of the community plan shall consist of both single-family and multifamily buildings in separate locations.

For phasing and financing purposes only, portions of the multifamily campus shall be defined by parcels that contain dwellings plus their required parking within its borders. Similarly, each cluster grouping of single-family dwellings shall occur on a platted parcel with public road frontage. Each cluster will be served by shared auto access and will have their required parking within its borders. As may be allowed, street parking on the public right of way is proposed.

Individual dwellings and multifamily structures shall be fashioned on the exterior to create varied streetscapes with differing color, materials, and feature combinations to further minimize a uniform and repetitive appearance. Exterior materials shall employ brick, manufactured stone, cement fiber siding, asphalt shingles, vinyl or composite thermally broken double pane insulated windows, and feature trims as part of the material vocabulary.

1. Maximum Number of Units

The maximum number of residential units shall not exceed 372 units as described below:

a. Multifamily R-3A

i. Maximum of 300 units

1. Unit Mix:

- a. 1 bd - 38% to 48%
- b. 2 bd – 45% to 55%
- c. 3 bd – 7% to 15%

ii. Multifamily Amenities shall include, but not be limited to:

1. Clubhouse with large gathering spaces
2. Resort style pool with zero entry and generous sundeck
3. Fitness Center with Aerobic Studio
4. Mail and Package Delivery in centralized location
5. Executive Center with CyberCafe
6. Private offices for meetings and remote working
7. Pet Park
8. Pet Spa
9. Vehicle Detailing Center
10. Picnic areas with grilling stations
11. Valet waste services with centralized collection facility
12. Controlled Access

b. Single family SF-2

- i. Maximum of 72 units comprised of 2, 3, and 4 bedroom homes
- ii. Full access to Multifamily Amenities

2. Lots Sizes and Setbacks

The minimum lot width, depth, and setbacks shall be as follows:

	R-3A	SF-2
Minimum Lot Width	105'	230'
Minimum Lot Depth	100'	215'
Minimum Lot Area		
Front Setback	Minimum: 0' Maximum: 15'	Minimum: 15'
Side Setback	Minimum: 10'	Minimum: 15' from public right of way
Rear Setback	Minimum: 10'	Minimum 15'
Corner Setback	Minimum: 10'	Minimum 15'
Building Height	Maximum: 2 ½ story, 35ft	Maximum: 2 ½ story, 35ft

3. Block Length: This is not applicable in Multifamily areas as the streets are considered parking drives

4. Multifamily Design Standards

- Each Multifamily building shall consist of 8-10 dwellings of 1bd, 2bd, or 3bd configuration.
- Each building shall contain two individual garages which face the parking aisles
- Each garage shall be set back from the parking aisle and permit a parking apron that extends into the setback to permit vehicular access to the garage
- All service equipment such as HVAC condensers and utility services shall have landscape screening.

5. Multifamily Architectural Standards

- Each building shall employ new urbanist design principles recalling traditional design materials including fiber cement lap siding, masonry accents, fiber cement corner trims and window trims. Fascias may be wrapped in aluminum with relief details to prevent oil-canning. Gutters shall be metal. Roofs shall be architectural asphalt shingles. Other composite materials may be approved for use including phypon and fiberglass. The following will not be permitted: Masonite, pressed wood, or EIFS. Vinyl siding is not permitted, but vinyl shutters and corbel detailing will be permitted.

Design Intent Images – Multifamily:

Images below are representative, final designs to comply with City standards and those of this PUD

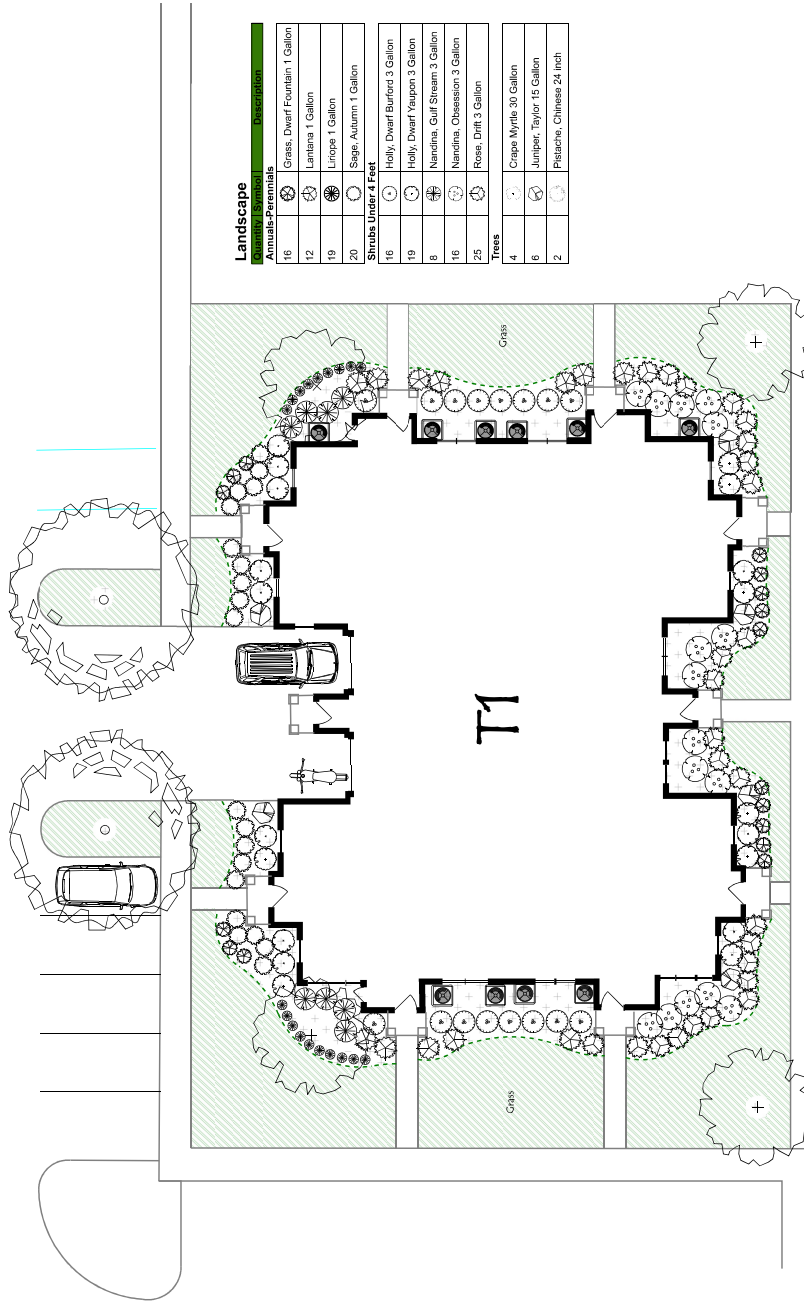




GARDEN APARTMENT



Sample Landscape of the Multi-Family building, species may vary based upon availability, but will be from approved list in Exhibit A



Landscape		
Quantity	Symbol	Description
Annuals-Perennials		
16		Grass, Dwarf Fountain 1 Gallon
12		Lantana 1 Gallon
19		Liriodaphne 1 Gallon
20		Sage Autumn 1 Gallon
Shrubs Under 4 Feet		
16		Holly Dwarf Burford 3 Gallon
19		Holly Dwarf Yaupon 3 Gallon
8		Nandina Gulf Stream 3 Gallon
16		Nandina Obsession 3 Gallon
25		Rose Drift 3 Gallon
Trees		
4		Crape Myrtle 30 Gallon
6		Juniper Taylor 15 Gallon
2		Pistache Chinese 24 inch



SHEET DESCRIPTION:
Landscape Plan

PROJECT:
5100 Lanelle Dr
Killeen, TX

REVISIONS:
None

DATE:
4/5/2023

JOB NUMBER:
12345

DRAWN BY:
Josh Wible

CHECKED BY:
J CYR

SCALE:
1" = 20'

SHEET:
1 of 1

Design Concept for Clubhouse and Amenity Buildings (*NOTE: Representational purposes, final may vary but will comply with PUD design and materials standards*)



6. Single-Family Architectural Standards

- b. Each building shall employ principles recalling traditional design materials including fiber cement lap siding, fiber cement corner trims and window trims. Fascias may be wrapped in aluminum with relief details to prevent oil-canning. Gutters shall be metal. Roofs shall be architectural asphalt shingles. Other composite materials may be approved for use including phypon and fiberglass. The following will not be permitted: Masonite, pressed wood, or EIFS. Vinyl siding is not permitted, but vinyl shutters and corbel detailing will be permitted.

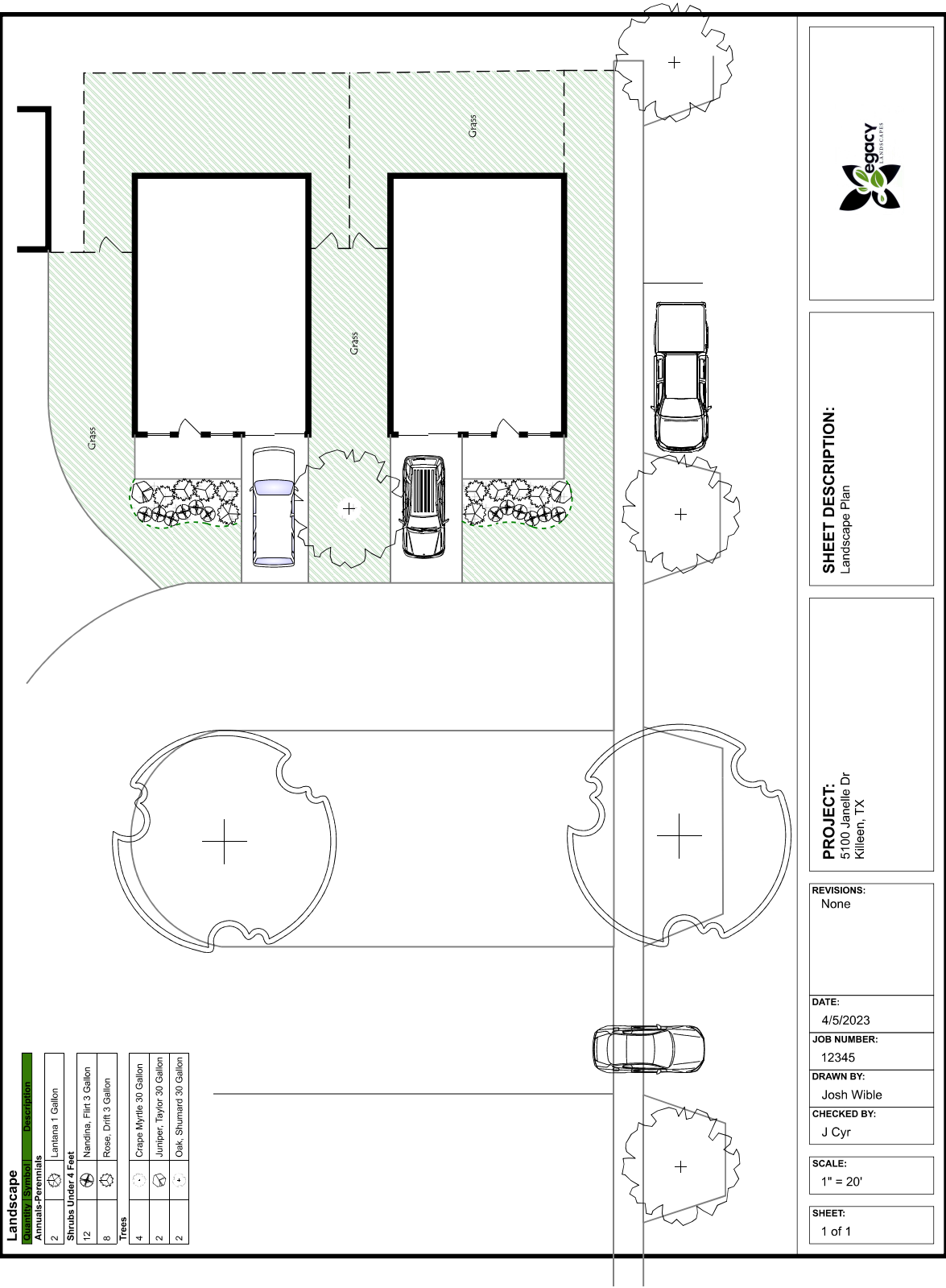
Design Intent Images – Single Family:

Images below are representative, final designs to comply with City standards and those of this PUD





Sample Landscape of the single-family homes, species may vary based upon availability, but will be from approved list in Exhibit A. NOTE: buildings not to scale, but shown for purposes of landscape placement

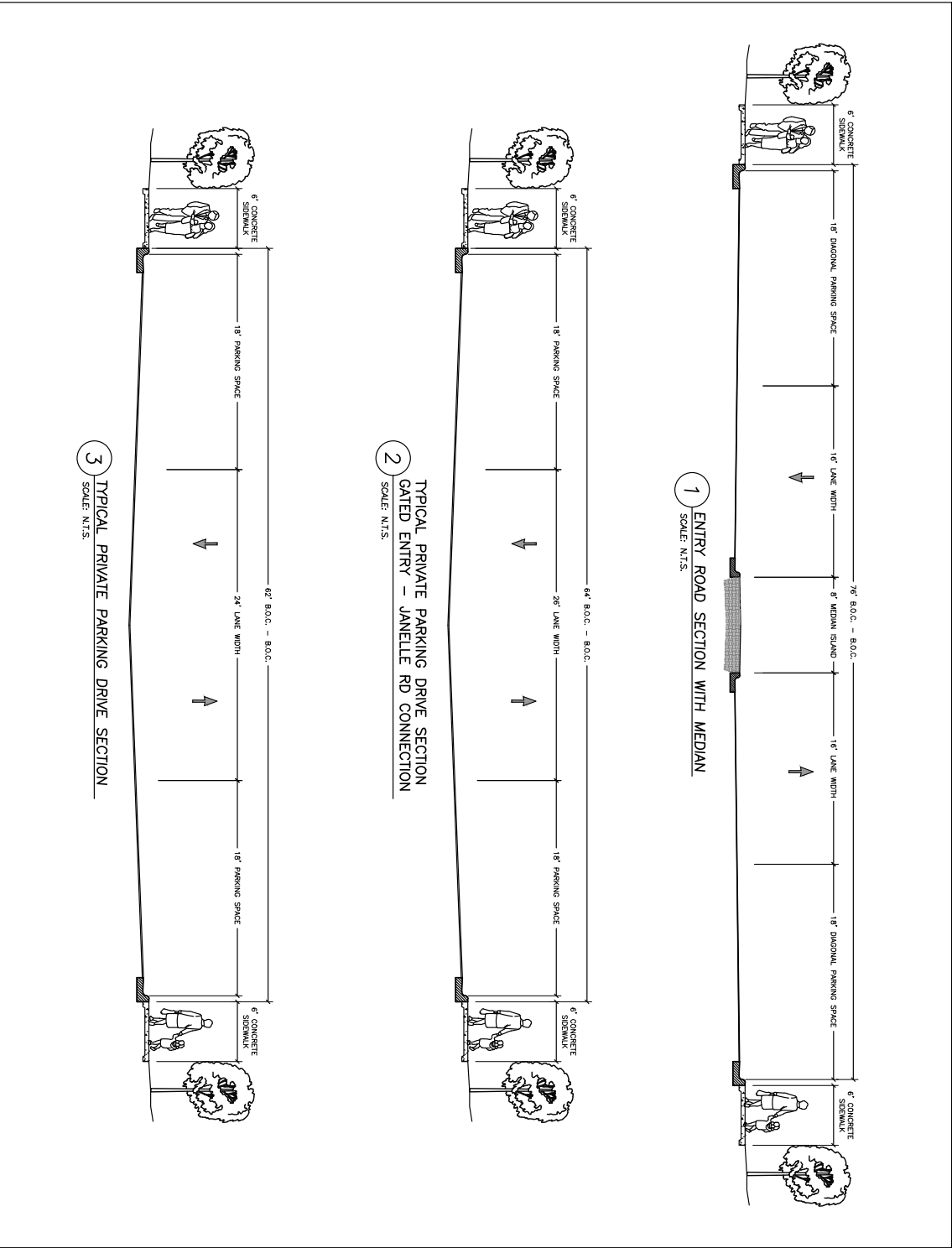


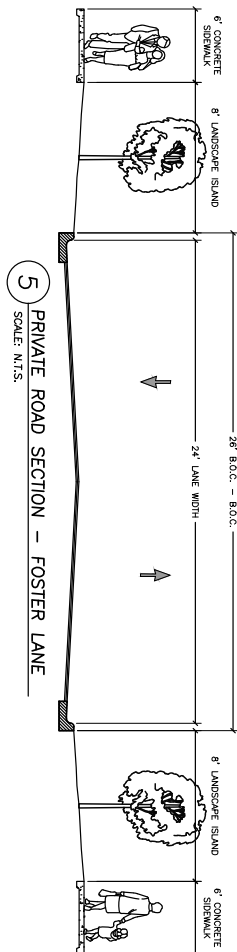
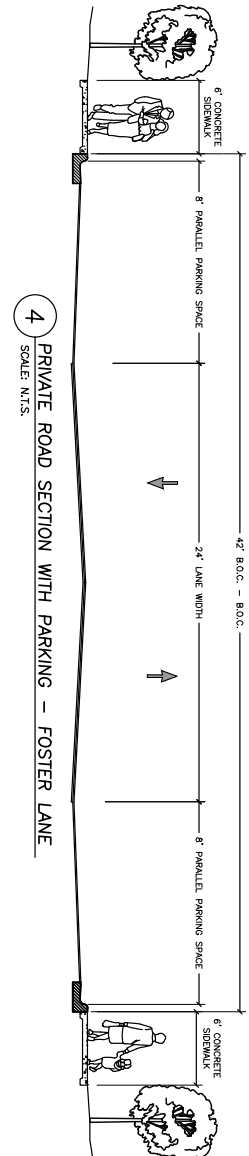
F. Vehicular Circulations

1. Roadway Types

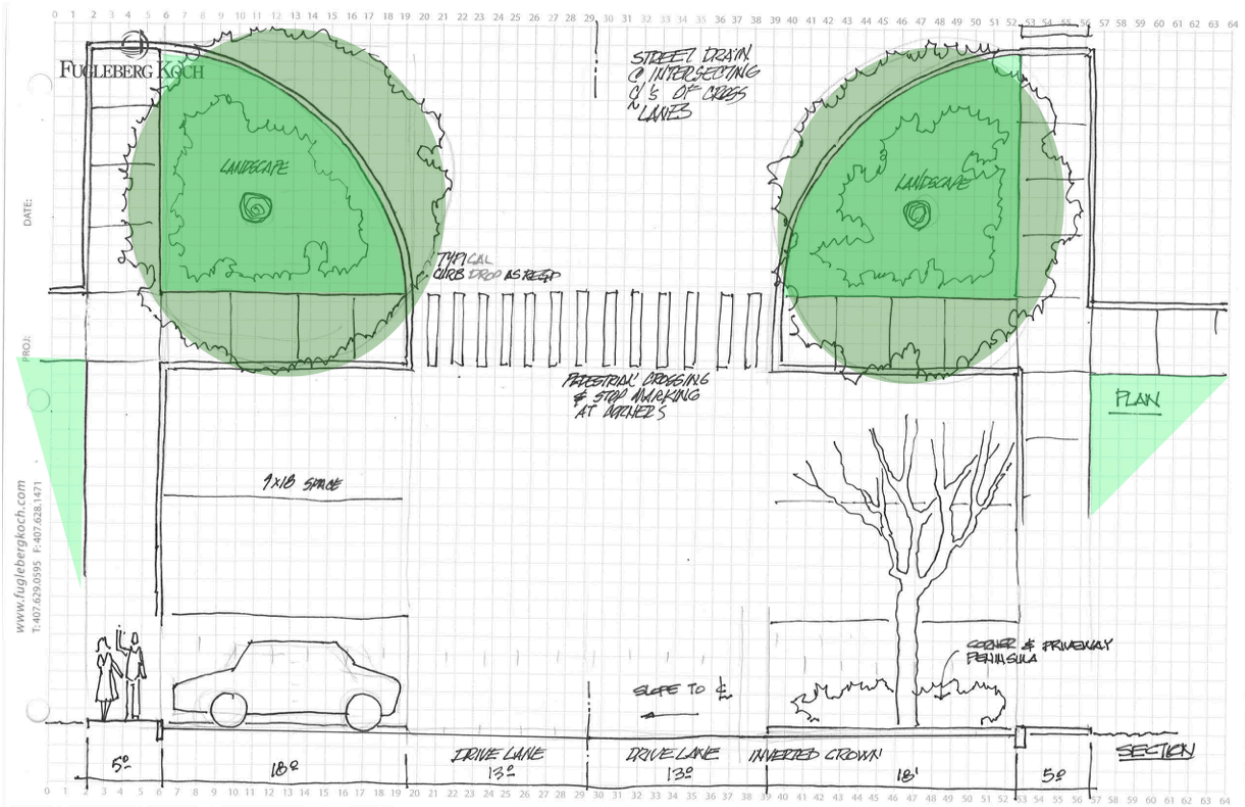
- A) Main Entrance - The Boulevard entry shall contain landscape median of 8 feet, one way drive aisle to each side of median of 16 feet, and 45 degree angled parking with spaces a minimum of 18 feet in length
- B) Foster Lane – Public Street connecting to Janelle Drive a continuing street from neighborhood to the south shall have a 60' right of way with a 37' profile to back of curb. Sidewalks shall abut the curb for parallel parking. Tree islands will be spaced a minimum of every four spaces.
- C) Multifamily drive aisles and parking lanes within the multifamily development areas shall contain 24' lane width with no striping, with adjacent parking to each side with minimum parking space length of 18 feet. Total section to back of curb is 61.'

Typical Road and Parking Drive Aisle Sections

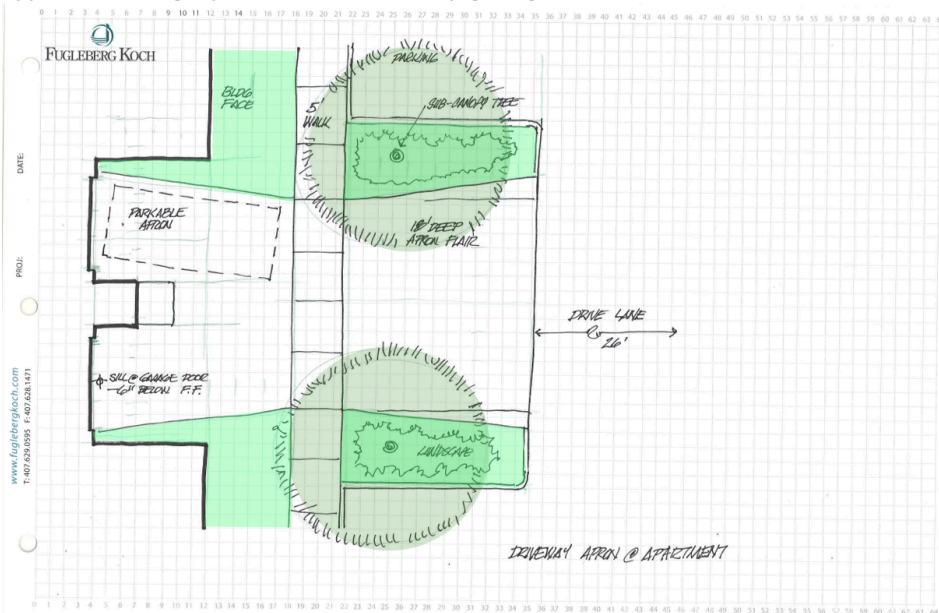




Typical drive aisle with parking and street trees at intersecting corner. NOTE: drive aisles can vary from 24' to 26')



Typical Parking Apron at Multi-Family garage entries



2. Street Trees

Street trees permitted for use are as follows:

- Cedar Elm
- Lacebark Elm
- Bur Oak
- Crepe Myrtle
- Redbud
- Yaupon Holly
- Texas Pistache

Street Tree Staking

Once installed, street trees shall be staked with seven foot (7') steel posts and shall be painted dark green. Posts shall be driven into the ground a minimum two feet (2') with five feet (5') exposed above ground. Posts shall be consistent height and aligned parallel to adjacent curbs. Twelve-gauge (12-guage) stranded cable with rubber hose shall be used to protect the tree trunk.

Street Trees Maintenance

The owner of any lot with frontage along a public street shall maintain the street trees and other landscaping in the frontage area or in the street right-of-way adjacent to the lot, including any open space community greenspace areas.

G. Fencing Standards

- 1) Retail Area – Retail areas shall employ fencing where required with adjacent properties to provide appropriate buffer. Fence shall be metal picket and rail type fence not to exceed 72". Fencing will have planted along it appropriate ornamental trees every 25 feet.
- 2) Multi-Family Area – Fencing may occur on the perimeter of the multi-family community to create separation from Janelle Drive, the vacant land to the south of the Multi-Family, or as a buffer on the east or west boundaries of the Multi-Family. Fencing is to be metal picket and rail type fencing not to exceed 72" in height. Ornamental trees compatible with City of Killeen acceptable species list, and the permitted species in Exhibit A list shall be planted every 25 feet along Janelle Drive.
- 3) Single Family Area – Fences shall be permitted in the single-family areas in rear yards and side yards to provide privacy for those spaces of the individual dwellings. Fencing shall be uniform amongst all dwellings and shall not exceed 72" in height. Fencing may be picket and rail, wood, or vinyl privacy fencing, subject to approval by the developer.

H. Landscape Buffers

To be determined based on code evaluation by City of Killeen Planning & Development Services Department

I. Parkland and Common Space

Common Spaces will be provided throughout the community. In the retail areas large promenades that encourage pedestrian activity and outdoor dining are being provided. Woven throughout the multifamily are wide pedestrian sidewalks and generous landscaping with park benches to encourage outdoor strolling. Within the single-family clusters are large greenway cul-de-sacs that invite picnics and games.

The development will comply with the City of Killeen's requirements for park land development and associated fees. The development will contribute the in-kind land purchase dollars and the park development fees. The development reserves the right to modify its plans to build park lands within the development.

J. Subdivision Entry Signs

See attached sample of boulevard entry sign at the main entrance off of Clear Creek.,

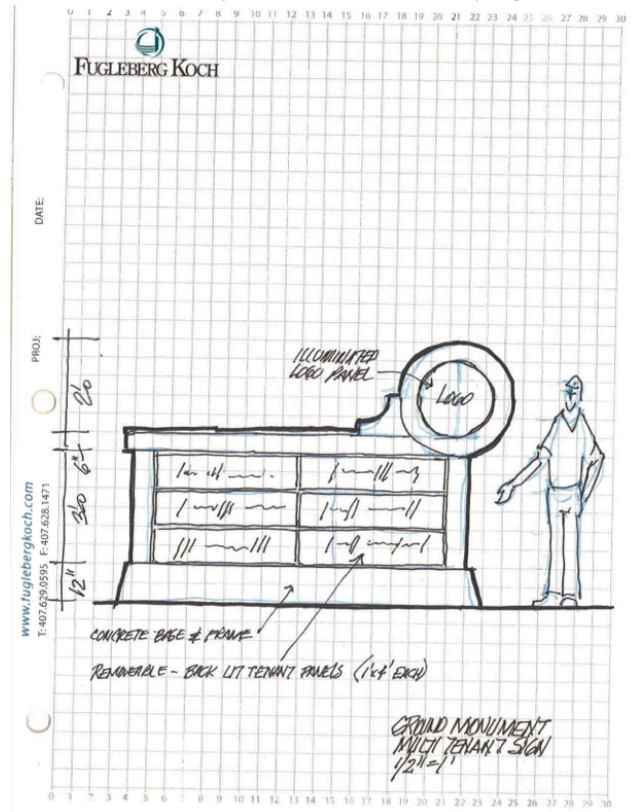


EXHIBIT A: Approved Landscape Planting List

Trees: Large

- Live Oak
- Monterrey Oak
- Bur Oak
- Cedar Elm
- Lacebark Elm

Trees: ornamental

- Vitex
- Desert Willow
- Redbud
- Yaupon Holly
- Possum haw Holly

Shrubs:

- Belinda's Dream Rose
- Red Yucca
- Agave (many varieties)
- Sea Green Juniper
- Texas Sage
- Abelia (many varieties)
- Carissa Holly
- Indian Hawthorn
- Gulf Stream Nandina
- Lemon Lime Nandina
- Upright Rosemary

Perennials:

- Black-eyed Susan
- Coneflower
- Society Garlic
- Pink Skullcap
- Coreopsis
- Fall Aster
- Mealy Blue Sage
- Russian Sage
- Mexican feather grass
- Gulf Muhly Grass

Grasses:

- Bermuda 419
- St Augustine