

# Polo Ridge Concept Plan

Planning & Zoning Commission

February 9, 2015

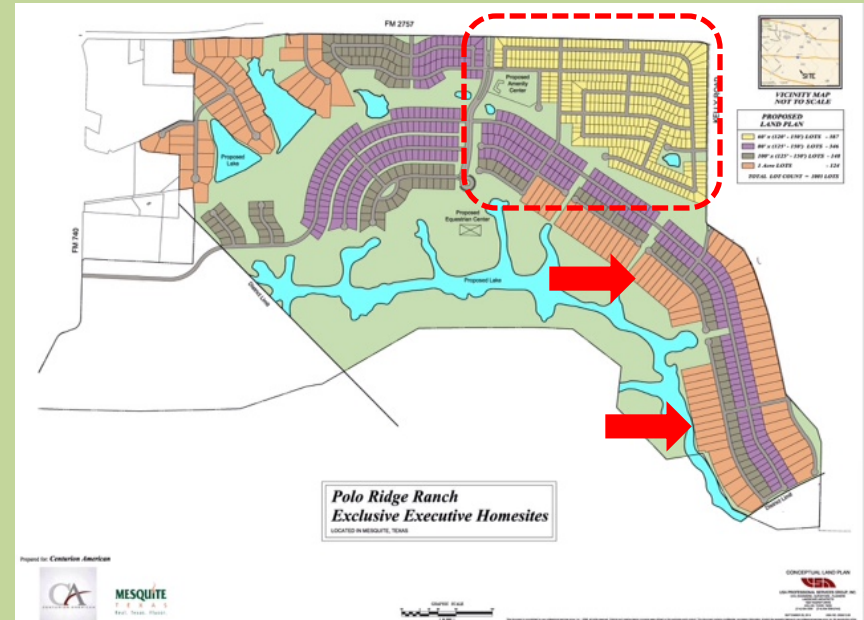
# Concept Plan Comparison

Development Agreement 2007

Latest Proposal – Sept 2014



1,053 lots



1,005 lots

# Lot Mix Comparison

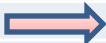
---

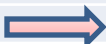
<b>Types</b>	<b>DA - 2007</b>	<b>Sept 2014</b>	<b>Lot Mix</b>
L 60s	250	387	23.7% vs. 38.5%
L 80s	494	346	46.9% vs. 34.4%
L 100s	228	148	21.7% vs. 14.7%
L 1-As	81	124	7.7% vs. 12.3%

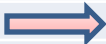
# Development Regulations

**Development Regulations.** There will be four Lot Types used for development of Single Family Residence detached uses: ETJ-1A, ETJ-100, ETJ-80 and ETJ-60. The minimum living area for all single-family structures shall be 2,500 square feet. The maximum height for all single-family structures shall not exceed 35 feet, or 2.5 stories, whichever is less. There will be one Lot Type used for non-residential development: ETJ-NR.

Lot Type ETJ-1A			
		Minimums:	
	Lot size	43,560 square feet	Or as approved on the preliminary plat, whichever is the greater
	Lot width	150 feet	
	Lot depth	200 feet	
Yards	Front	50 feet	
	Exterior side	30 feet	
	Interior side	15 feet	
	Rear	50 feet	

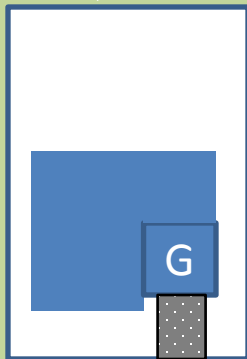
Lot Type ETJ-100			
		Minimums:	Or as approved on the preliminary plat, whichever is the greater
	Lot size	12,000 square feet	
	Lot width	100 feet	
	Lot depth	120 feet	
Yards	Front	 30 feet	
	Exterior side	30 feet	
	Interior side	10 feet	
	Rear	25 feet	

Lot Type ETJ-80			
		Minimums:	Or as approved on the preliminary plat, whichever is the greater
	Lot size	8,800 square feet	
	Lot width	80 feet	
	Lot depth	110 feet	
Yards	Front	 25 feet	
	Exterior side	15 feet	
	Interior side	5 feet	
	Rear	25 feet	

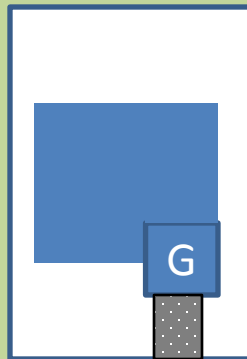
Lot Type ETJ-60			
		Minimums:	Or as approved on the preliminary plat, whichever is the greater
	Lot size	7,200 square feet	
	Lot width	60 feet	
	Lot depth	110 feet	
Yards	Front	 25 feet	
	Exterior side	10 feet	
	Interior side	5 feet	
	Rear	25 feet	

# Front Setbacks

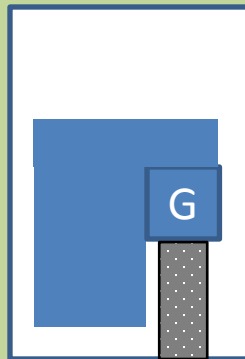
HOA CCRs: "The minimum depth of the front yard shall be fifteen (15) feet. Front entry garages must be set back at least twenty feet (20')."



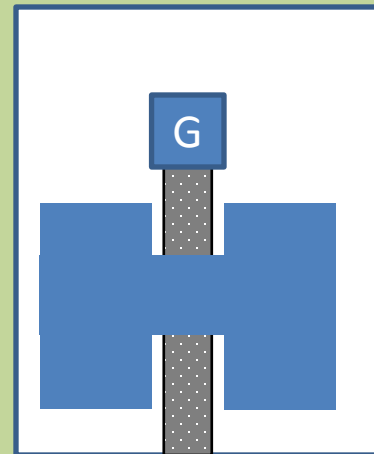
What it says



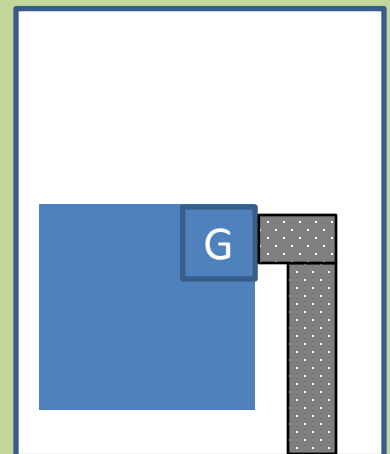
Likely to get



Pull house to front; push garage to back



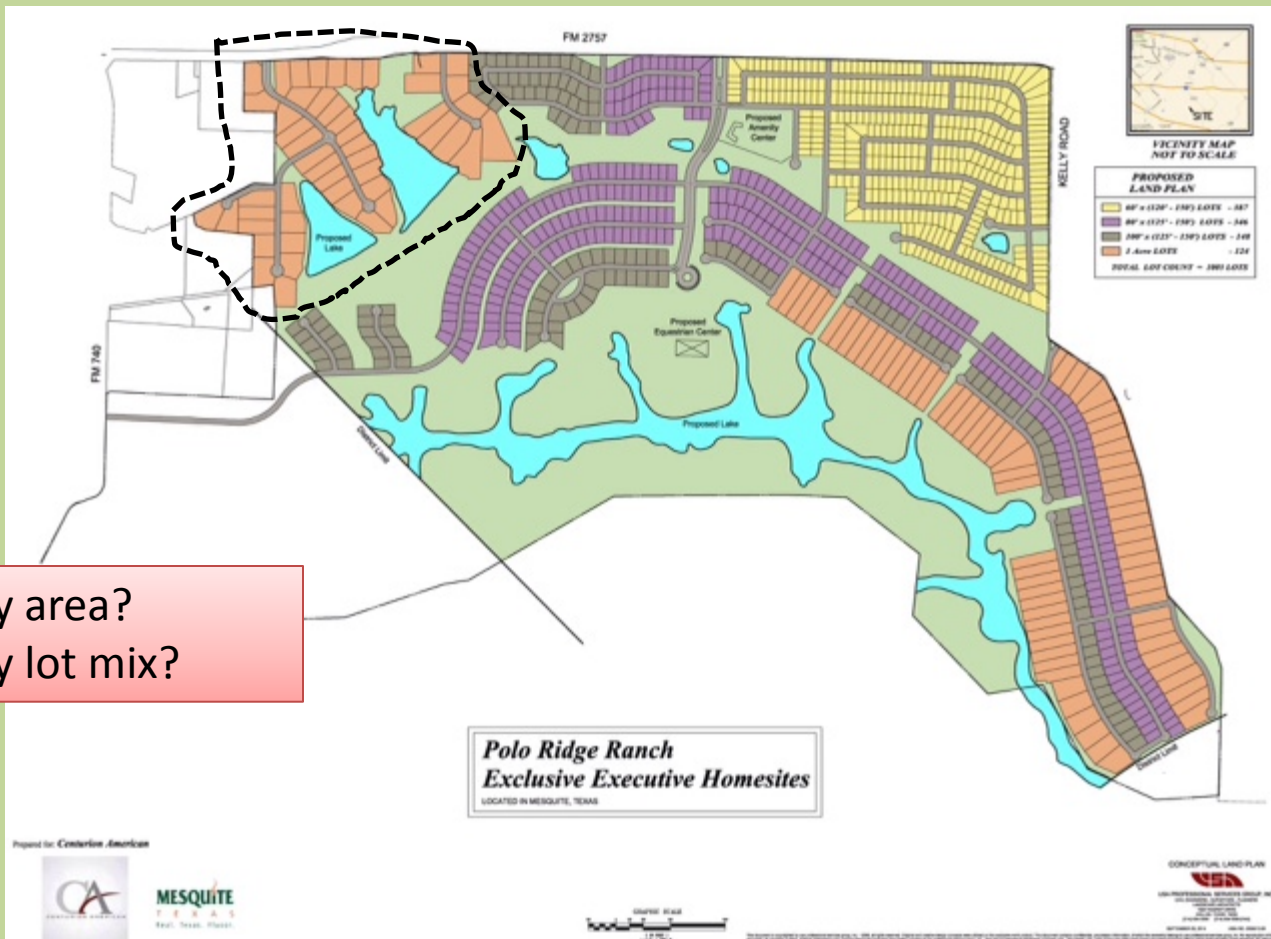
Large lot option



Large lot option

- Maximum front setbacks
- Garages in deeper layers

**Phasing of Development.** The Project shall be developed according to the phasing sequence shown on the adopted Concept Plan. For any phase not shown on the Concept Plan, the number and types of lots developed in that phase shall either conform to the Concept Plan or approximate the percentages that each lot type bears to the Project as a whole as shown in section 3(f) above.



- By area?
- By lot mix?

**Anti-Monotony.** No front elevation of a single-family structure, including its mirror image, shall be repeated any more often than once every eight (8) lots, and in no case more often than twice within any block. Prior to obtaining the first building permit for a single-family structure, a builder shall submit a palette of proposed elevations and façade materials to the City for review and approval by the Planning and Zoning Commission.



Floor Plan 1  
Elevation A      Elevation B      Elevation C      Elevation D      Elevation E



Floor Plan 2  
Elevation A      Elevation B      Elevation C      Elevation D      Elevation E



Floor Plan 3  
Elevation A      Elevation B      Elevation C      Elevation D      Elevation E



Floor Plan 4  
Elevation A      Elevation B      Elevation C      Elevation D      Elevation E

Pattern Book?



**Exterior Fire Resistant Construction.** The standards of the Mesquite Zoning Ordinance shall apply.

HOA CCRs: “Generally, at least 70 percent of the dwelling’s total exterior area, minus windows and doors, must be masonry or masonry veneer, such as brick, stone, stucco, HardiPlank siding or other cementitious product.”