



**JOINT SPECIAL MEETING
THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE
CITY OF PEARLAND, TEXAS
MONDAY, OCTOBER 19, 2015 | 7:00 P.M.
COUNCIL CHAMBERS | PEARLAND CITY HALL | 3519 LIBERTY DRIVE
281.652.1600**

I. Call to Order

II. Purpose of the Workshop:

- 1. Input and Discussion: Ivy District:** A request of Patti Joiner, Applicant; on behalf of the American Modern Green (Houston) LLC; owner; for a Joint Workshop regarding a proposed Planned Development known as "Ivy District;" a proposed mixed use development with multi-family, retail, hotel, office uses and townhouses, on approximately 48 acres of land generally located on the west side SH 288, east of Kirby Drive, south of South Spectrum Boulevard, and north of Clear Creek, Pearland, TX.

III. Adjournment

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281.652.1840 prior to the meeting so that appropriate arrangements can be made.

All agenda supporting documents are available at pearlandtx.gov



Memo

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: October 13, 2015

Re: A request of applicant Patti Joiner, on behalf of the owner America Modern Green (Houston) LLC, proposing a 48.5 acre mixed use Ivy District Planned Development (PD) located on the west side SH 288, east of Kirby Drive, south of South Spectrum Boulevard, and north of Clear Creek. (Location of a previously approved Planned Development of Waterlights District)

PROPOSAL

The Ivy District PD (Planned Development) encompasses 48.5 acres, and is located within Harris and Brazoria Counties. The proposed PD, while similar to the current PD for the site, will replace the current PD that was approved in 2014.

Access to the site is provided from SH-288 from South Spectrum Boulevard on the northern boundary of the tract and an access driveway on the eastern boundary to SH-288 frontage road. The PD is proposed as a “walkable, mixed use development, with following three major components:

- 1. The commercial component** encompasses 5.6 acres that fronts along SH 288, South Spectrum Drive, and Clear Creek and possible commercial uses include office, hotel/conference center, and retail.
- 2. The residential component** encompasses 14.4 acres, and will include senior housing including assisted living, congregate living, skilled nursing, rehabilitative services and related uses; townhomes with brownstone style units; and high end multi-family luxury uses in an urban setting, some with neighborhood retail located on the first floor. The residential component will also include a 0.3 acre civic space that will include “pedestrian friendly elements, landscaping, public art opportunities, and fountains.
- 3. The open space component** will incorporate 15.5 acres of open space and parkland and 3.9 acre detention, along the Clear Creek as public open space for recreational purposes, with trails connecting to all districts and thoroughfares.

also include a public plaza for community events, festivals, outdoor seating, and other such events.

The Regulating Plan below shows the location of these components.

K – Regulating Plan:



Staff has been working with the applicant to ensure that the PD document accurately codifies the Regulating Plan shown above and addresses details on phasing, definitions and quantities, modifications, and parkland dedication. The applicant will make a presentation at the workshop.

SITE HISTORY

The site is currently vacant, with a detention pond that was constructed a few years back, in anticipation of the first phase of previously approved Waterlights development. Due to the downturn in the economy, the Waterlights project did not advance, and the property was foreclosed by Amegy in 2010. The property was subsequently approved for a Modern-Green Ivy District PD in 2014. The Modern Green Ivy District was proposed to be a “pedestrian oriented, urban” development with a mix of offices, retail, restaurants, cafes, social and recreational center, and high density multi-family residential including assisted living, skilled nursing, long-term stay hotel, and related uses.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Planned Development (PD) Promenade Shops.	Bass Pro Shops and vacant land.
South	General Commercial (GC) and Spectrum 1 (SP1 - The Beltway District)	Detention & vacant land. Clear Creek.
East	BP-288 (Business Park District)	Vacant land. State Highway 288.
West	Spectrum 1 (SP1)	Vacant

CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC): As previously mentioned, the property is currently zoned Planned Development (PD) – Modern Green Ivy District. The application seeks to change the Modern Green Ivy District PD to Ivy District PD.

According to the UDC – *“The purpose of an overlay planned development zoning district (“PD District”) is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD Districts are intended to implement generally the goals and objectives of the City’s Comprehensive Plan. PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.”* In this case, the proposed PD is in compliance with the UDC. However, staff will be working with the applicant to include sufficient description and details, after the workshop.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

This area is in the Lower Kirby District that is governed by the Lower Kirby Urban Center (LKUC) Development Code, in the Comprehensive Plan. The LKUC supports a high density, mixed use, livable center concept for this area. The LKUC Development Code states – *“The Lower Kirby Urban Center is intended to be a diverse regional destination that includes significant employment uses along Kirby Drive transitioning to light industrial uses to the west, regional retail along the highway frontages, and a pedestrian-oriented, mixed-use core anchoring the District. The goal of Lower Kirby Urban Center is to promote for a range of development opportunities within an overall urban design, street network and drainage infrastructure framework.”* The proposal is in conformance with the Lower Kirby Regulating Plan that designates this specific site as a combination of Highway Commercial and Urban Neighborhood.

CONFORMANCE WITH THE THOROUGHFARE PLAN: The eastern boundary of the subject property has frontage on State Highway 288. The northern boundary has frontage on Spectrum Drive, a major thoroughfare, with a minimum of 120' right-of-way. The western boundary has frontage on Promenade Shops Drive, a major collector, with a minimum of 80' right-of-way. Right of way dedication for all or portions of these streets would be required at the time of platting and the applicant would be required to construct or extend these roads to city standards. A Traffic Impact Analysis (TIA) has been submitted to the City as is currently under review. The applicant would be required to construct all improvements as per the TIA.

PLATTING STATUS: Platting is a separate process that commences after the approval of the PD and prior to any land development. The property will need to be platted prior to the issuance of any permits.

AVAILABILITY OF UTILITIES: The subject parcel is serviced by public water and sewer, located along South Spectrum Drive. The applicant would need to extend the utilities to serve the site. Proposed extension of services and capacity issues and other required off-site improvements will be addressed prior to the public hearing and during platting.

PUBLIC ASSISTANCE: The applicant has requested financial assistance from the City for the development of public amenities and infrastructure. The site is located in the Lower Kirby Management District.

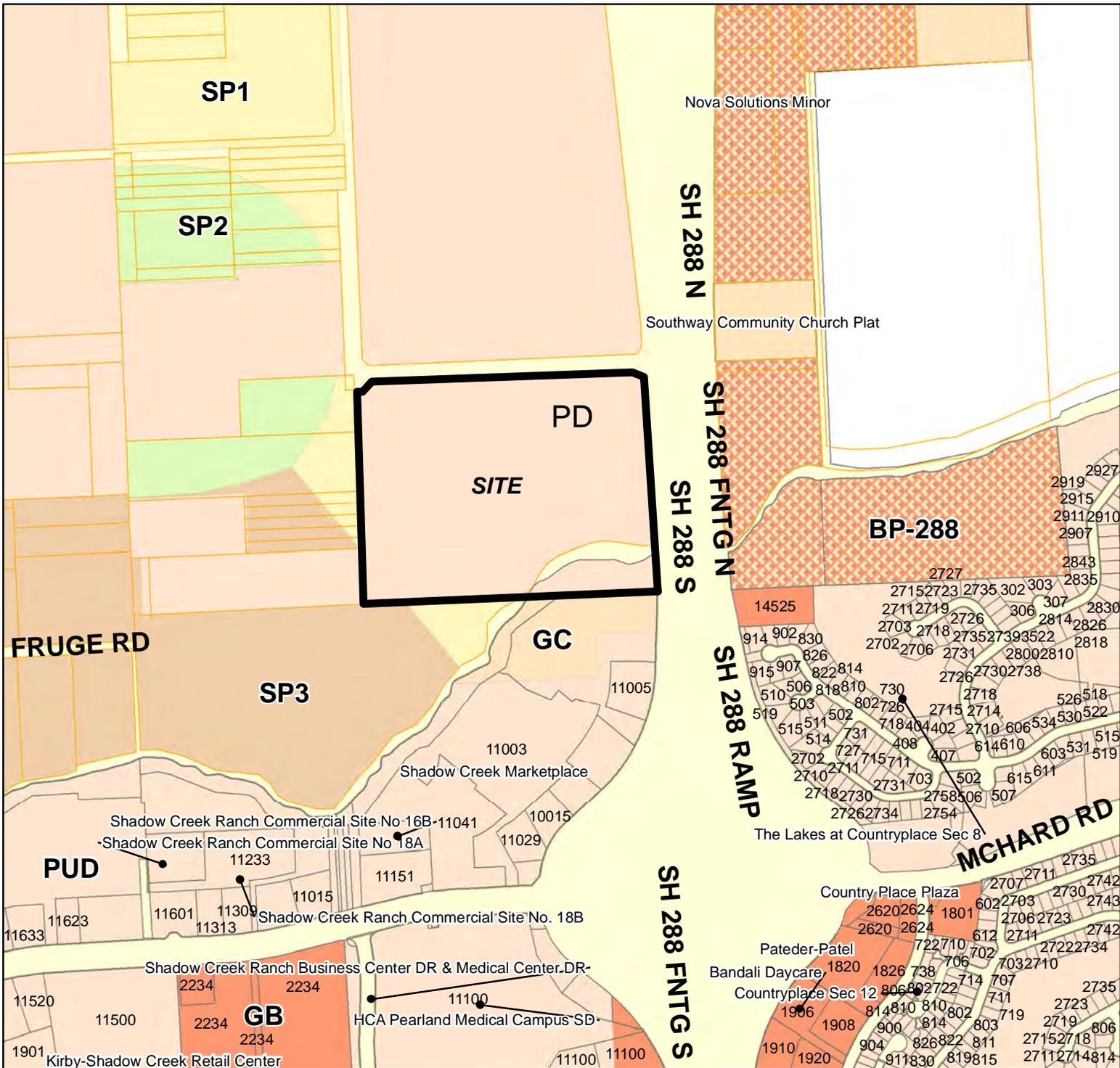
IMPACT ON EXISTING AND FUTURE DEVELOPMENT: As discussed above, this zone change would be in conformance with the recommendations of the Comprehensive Plan and the Lower Kirby Urban Center (LKUC) Development Code that supports a high density, mixed use, livable center concept. The proposed PD meets the intent of the Lower Kirby Urban Center, which is to promote a range of development opportunities within an "overall urban design, street network and drainage infrastructure framework", in a pedestrian-oriented, mixed-use setting. Further, this development would serve as an impetus for and encourage future mixed use, livable centers in the Lower Kirby area.

ADDITIONAL COMMENTS: This request has been reviewed by the City's Development Review Committee. Additional comments from other departments will be relayed to the applicant prior to the JPH.

SITE PLAN CONSIDERATIONS: The site plan (Regulating Plan) that has been included in the PD document is a conceptual plan. Staff is working with the applicant to codify the Regulating Plan, and add additional details, clarifications, and modifications, as required.

RECOMMENDED ACTION

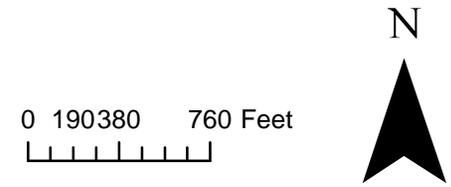
Conduct the workshop.

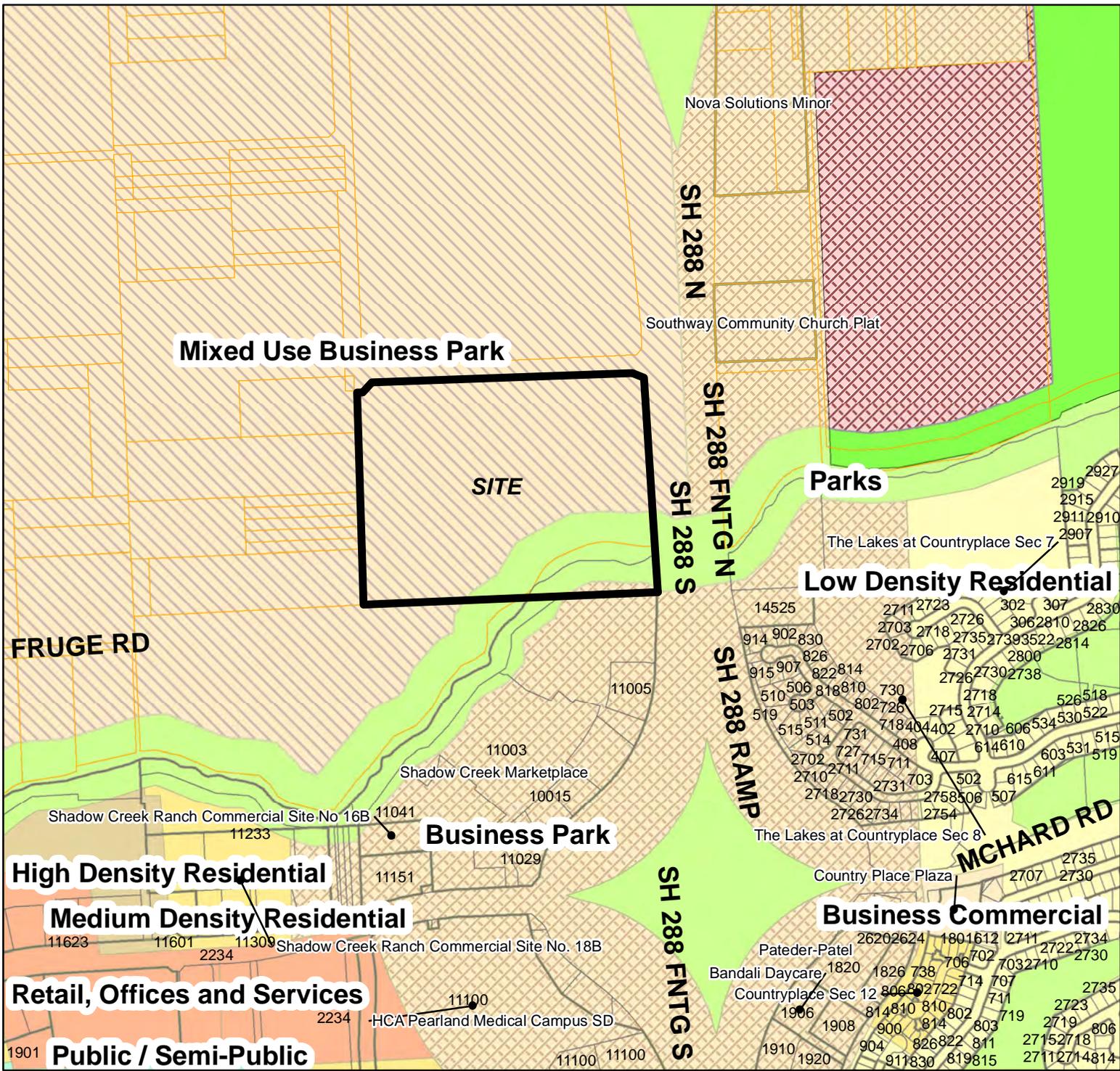


Vicinity and Zoning Map

2015 Ivy District Workshop

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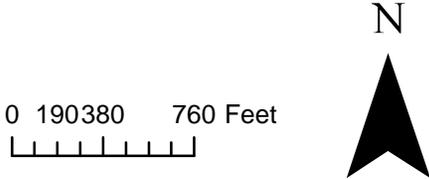




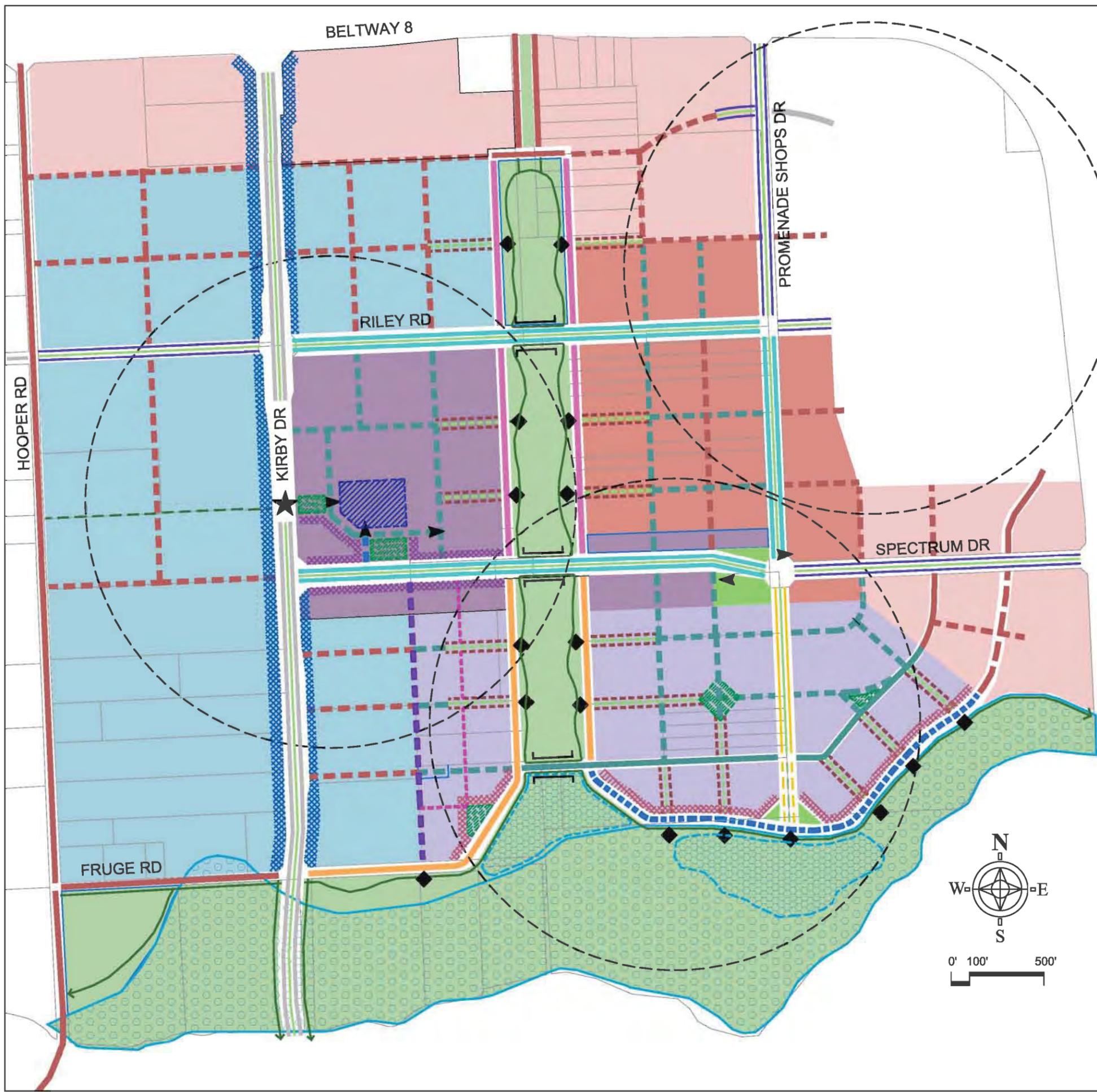
FLUP Map

2015 Ivy District Workshop

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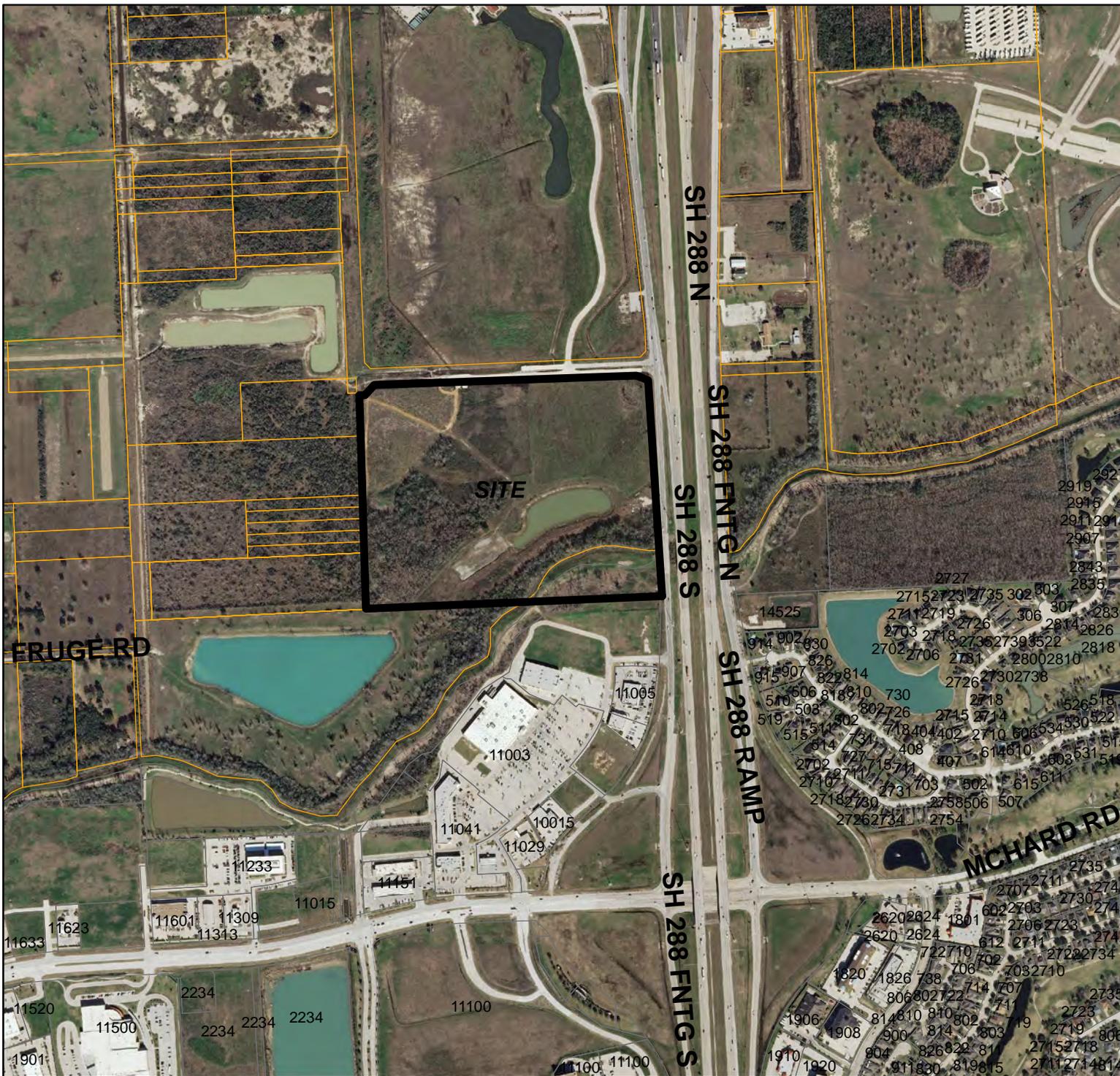
Appendix B



LEGEND	
CHARACTER ZONES	FRONTAGE TYPES
<ul style="list-style-type: none"> Mixed Use Core Urban Neighborhood Commercial Transition Highway Commercial Research/Tech Campus 	<ul style="list-style-type: none"> Kirby Drive Frontage "Main Street" Frontage "Promenade" Frontage
TYPE 'A' STREETS	OPEN SPACE
<ul style="list-style-type: none"> Kirby Drive BV-114-70 (Urban Boulevard) AV-94-48 (2-Lane Avenue) "Neighborhood Tributary" - ROW varies - refer to street sections ST-61-29 (Urban Greenway St) ST-53-29 (Neighborhood Greenway St) ST-62-38 (Urban Neighborhood Street - Type A) Waterfront Promenade Pedestrian Paseo 	<ul style="list-style-type: none"> Required Regional Detention / Floodway Designated Floodway Recommended water feature Recommended Regional Detention Required Open Space Recommended Open Space
TYPE 'B' STREETS	SPECIAL CONDITIONS
<ul style="list-style-type: none"> AV-82-44 (Avenue) ST-62-38 (Urban Neighborhood Street - Type B) RD-44-22 (Service/Access Road) Existing Street <p>NOTE: For all street types, a dashed line denotes a recommended street; a solid line denotes a required street</p>	<ul style="list-style-type: none"> Recommended Civic Use Proposed Light Rail stop Required Vista Terminus Recommended access point to Greenway Special Bridge Design Approximate parcel line 1/4 Mile Radius Pedestrian Shed Bike/ped-way

LOWER KIRBY URBAN CENTER REGULATING PLAN

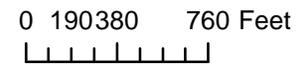
City of Pearland, Texas FINAL DRAFT - June 24, 2011



Aerial Map

2015 Ivy District Workshop

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - Incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input checked="" type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

- Residential Commercial Property Platted Property Not Platted

Project Name: Ivy District Tax ID: _____

Project Address/Location: SE corner of SH 288 and Spectrum Blvd. TAX ACCOUNT # 90-0899368

Subdivision: N/A No. of Lots: _____ Total Acres: 48.0

Brief Description of Project: 48 acres, planned for mixed use. Low density multi-family, retail, hotel, office uses for Ivy Distr
Additionally, small, gated townhouse development. Also a large open space will be preserved adjacent to Clear Creek

****When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.****

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

Name: American Modern Green (Houston) LLC
 Address: 11233 Shadow Creek Ranch Parkway, Suite 289
 City: Pearland State: TX Zip: 77584
 Phone: 281-741-3837
 Fax: 832-850-7302
 Email Address: gavin.liang@modernland.us

Name: Knudson LP, attn: Patti Joiner AICP
 Address: 8588 Katy Freeway, Suite 441
 City: Houston State: TX Zip: 77024
 Phone: 713-463-8200
 Fax: 713-463-8011
 Email Address: pjoiner@knudsonlp.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Guangming Liang Date: 9/17/2015

Agent's/
Applicant's Signature: Pattin Knudson Joiner Date: 9/17/2015

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER:

APPLICATION CHECKLIST FOR THE FOLLOWING: Planned Development Workshop

- Application and checklist filled out completely and signed by the owner of the property.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code (UDC).**
- Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).
- Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- Letter of Intent, describing how the proposed Planned Development fulfills the ideals, goals, objectives, and/or concepts of the City's Unified Development Code, adopted Comprehensive Plan, or any other formally adopted City planning document, such as the Parks Plan or public facility plan.
- The proposed draft PD document in electronic form by date of application (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

DRAFT

IVY District
a planned development

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i - Ivy District

American Modern Green (AMG) is a Pearland-based, US subsidiary of global developer, *Modern Land of China* a publicly traded company based in China, which has developed over 10 million square feet of property internationally. AMG is best known for focusing on the development of large and comfortable communities. The subject property has gone through several issues of ownership, bankruptcy and market impacts since 2011 when they acquired the original 48.5 acre tract. In 2015, an additional 10 acres was acquired.

One of the issues that have precluded this project from being initiated was the inability of AMG to secure financing for many of the intended uses of the land development program, outlined in the previous PD. In the previous PD, the development program, which was prepared by an out of state consultant, did not fully recognize or address the current/future market conditions or the ability to provide reasonably financeable infrastructure and amenities.

AMG admits their first acquisition in the US was not executed as they intended and as a result are submitting this revised PD that addresses a more sustainable and financeable development plan and program. In addition, AMG has retained the services of local land development and planning professionals with a proven track record of land development projects in Pearland.

AMG’s vision for this property is much clearer and realistic today and has brought on a local development partner. SUEBA USA is headquartered in Houston and has been led by John Chiang and Klaus Keller over the last 30 years. SUEBA USA is responsible for developing over 40 residential communities and commercial projects since its inception.

One of the leading transformational projects was the annexation and ultimate development of MUD 355, Lakes of Parkway Project. This 345-acre Houston in-city MUD resulted in over \$630MM in new real property values since inception in 1995. SUEBA USA was a critical partner with Kickerillo Companies to create this mixed-use community.

The partnership of AMG and SUEBA will insure the proposed PD for Ivy District will meet the vision of both the City and the developers. Therefore, the proposed PD amendment is meant to insure that mutual acceptable implementation plan can be constructed over the next ten (10) years.

Surrounding Planning and Development Factors:

- Recently, Pearland constructed the extension of Kirby Drive from the South Belt to Shadow Creek Ranch Parkway which was instrumental in opening up tracts of land fronting on the South Belt for development and providing an alternative to the SH-288 corridor to Houston. While the city preferred to develop the xx acre area develop as a bio-tech business park, the real estate market has not been as responsive.
- The city has rezoned approximately several parcels of frontage along the South Beltway 8 from Light Industrial, Suburban Development and Planned Unit Development land use to Light Industrial, Planned Unit Development and Beltway District land use over the last 9 years. This rezoning has allowed the city to

experience the successful development of approximately 130 acres of light industrial related industries over the last 9 years:

- The area surrounding the Ivy District site will also benefit from the 2007 creation of the Lower Kirby Management District to finance much needed infrastructure for the area. In addition, the District will:
 - (1) Promote the health, safety, and general welfare of residents, employers, potential employees, employees, visitors, and consumers in the district, and of the public;
 - (2) Provide needed funding for the district to preserve, maintain, and enhance the economic health and vitality of the district territory and provide possible developer reimbursement for the infrastructure to accelerate the needed improvements;
 - (3) Promote the health, safety, welfare, and enjoyment of the public by providing pedestrian ways and by landscaping and developing certain areas in the district, which are necessary for the restoration, preservation, and enhancement of scenic beauty;
 - (4) Provide for water, wastewater, and drainage needs of the district; and
 - (5) Provide for recreational facilities, sports arenas, and other athletic facilities.
- Pearland has experienced explosive growth as a result of the Shadow Creek Ranch Development. Prior to development of the 4,000 acre master planned community, the taxable value of this vacant land was negligible. A mere 16 years later Shadow Creek Ranch (TIRZ 2), has averaged an increase in assessed value per parcel of \$216,333 and also includes new revenue from new sales and H.O. tax. The transformation of this once-vacant pasture land has led to a cultural and pro-active redevelopment shift for the City of Pearland. The foresight of the Mayor and City Council to use economic incentives to drive the desired outcome was a major force behind the transformation of City of Pearland.

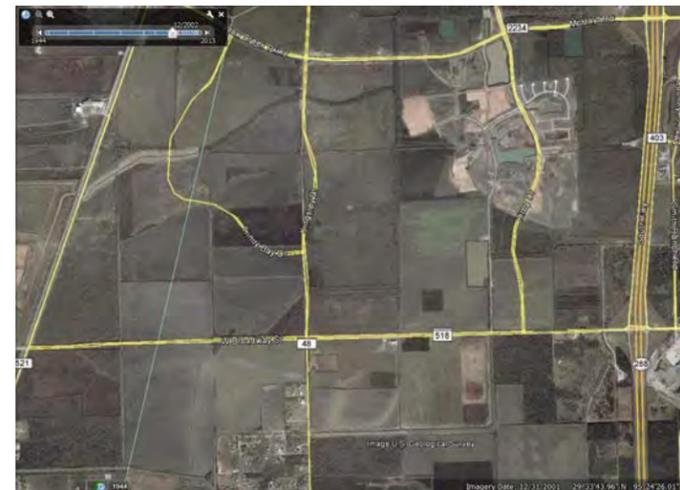


Figure i.1 – Shadow Creek Ranch (1999)

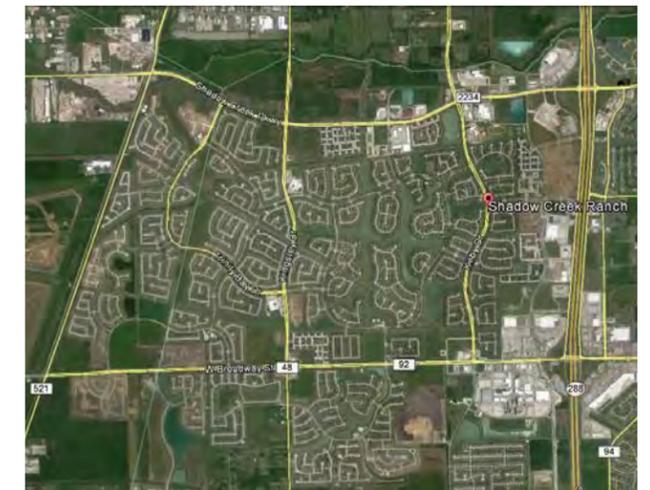


Figure i.2 – Shadow Creek Ranch (2015)

A - Introduction

A. Description of the Subject Property:

The Ivy District property is a 48.5-acre site generally located on the west side of State Highway 288 (SH-288), east of Kirby Drive, south of South Spectrum Boulevard, and north of Fruge Road, within the City of Pearland (City), Harris County, Texas.

The site is predominantly undeveloped grassland and scattered wooded areas with Clear Creek running through the southeast corner. There are two partially constructed detention ponds on the east side of the site of approximately 4.0 acres, just north of Clear Creek. Access to the Ivy District is from South Spectrum Boulevard on the northern boundary of the tract and an access driveway on the SH-288 frontage road. A significant portion (17 acres) of the site falls within the Floodway.



Figure A.1– Ivy District Boundary (48.5 acres)

B. Description of the Proposed Development:

Ivy District envisions a walkable, mixed-use plan that includes single-family residential, senior housing, general office and hotel, retail and multi-family land uses. The tract of land is nestled on the far southern edge of Harris County with a southern boundary along Clear Creek. Of the 48.5 acres, approximately 17 acres is dedicated for lakes, detention, open space and tree planting. The net developable acreage is approximately 31.6 acres. To put this into perspective, the *City Centre* Development, in Houston Texas (W. Beltway 8 and I-10) encompasses approximately 40 acres.

The Ivy District is mostly isolated from surrounding developed properties with the exception of an immediate access to Shadow Creek Ranch from Kirby Drive or Highway 288. The Ivy District will be developed a small intimate infill, mixed use development. This walkable infill development will be bordered by public open space, including the 17.0 acre open space bordering Clear Creek. Wide, comfortable sidewalks and streetscape features will be installed along each block face to encourage pedestrian activity. The existing 17.0 acre open space will included amenity ponds, trails, and other recreational features. Pedestrian linkages to the LKMD property to the south of the site will also be included for even more recreation opportunity.

Proposed Land Uses – Ivy District			
Table A.1			
Use	Units	Square Footage	Acreage
Retail, Hotel, Conference	150-200 keys	246,050	5.6
Residential – Condo/(CCRC)	142/224	270,200	6.2
Open Space and Pond		740,520	17.0
Residential – Townhomes	44	229,742	5.2
Residential – Multi-Family	335	254,038	5.8
Parkside Green (Civic Space)		13,058	0.3

C. Description of the Area

The Ivy District is located within Harris County and with Houston Independent School District, HSID. All property north of Clear Creek is within the City of Pearland limits. The Ivy District is located approximately 2 miles from the heart of Shadowcreek Ranch. The portion of Pearland located within Harris County is encompasses approximately 1,370 acres. Within this area, there are 3 management districts including the Lower Kirby and Pearland Municipal Management District. The area land uses are also outlined in Figure A.1. There are 585 acres of vacant land or 41% of the overall area, see Figure A.2.

This area has been a high priority for the City over the last 20 years. The City and Districts have agreed that infrastructure improvements are critical to opening up this of vacant land for future development. According to the

City of Pearland's recent **FYI 2016 Proposed Budget Report**, Tool Flo Manufacturing will invest \$36M for their 80,000 SF headquarters/manufacturing facility which will employ approximately 188 employees.

Mitsubishi Heavy Industries (MHI) will open their facility with 180,000 SF office and manufacturing space as well as begin expanding to an additional 85,000 square foot warehouse. The Lower Kirby District also began working on the first phase of regional detention system. In addition, the City, PEDC and the Lower Kirby District will work on the reconstruction of Hooper Road in the fall of 2015 and as well as planning for the extension of South Spectrum Drive.

D. Applicability:

Division 2 – Application for Planned Development (PD) District Section 2.2.2.1 Purpose, Applicability, Nature and Size of District

(a) *Purpose.* The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Design Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD Districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD Districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

(b) *Applicability.* A PD district may only be established in one of the following circumstances:

- (3) The land is proposed for development as a mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards;
- (7) The land is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan;

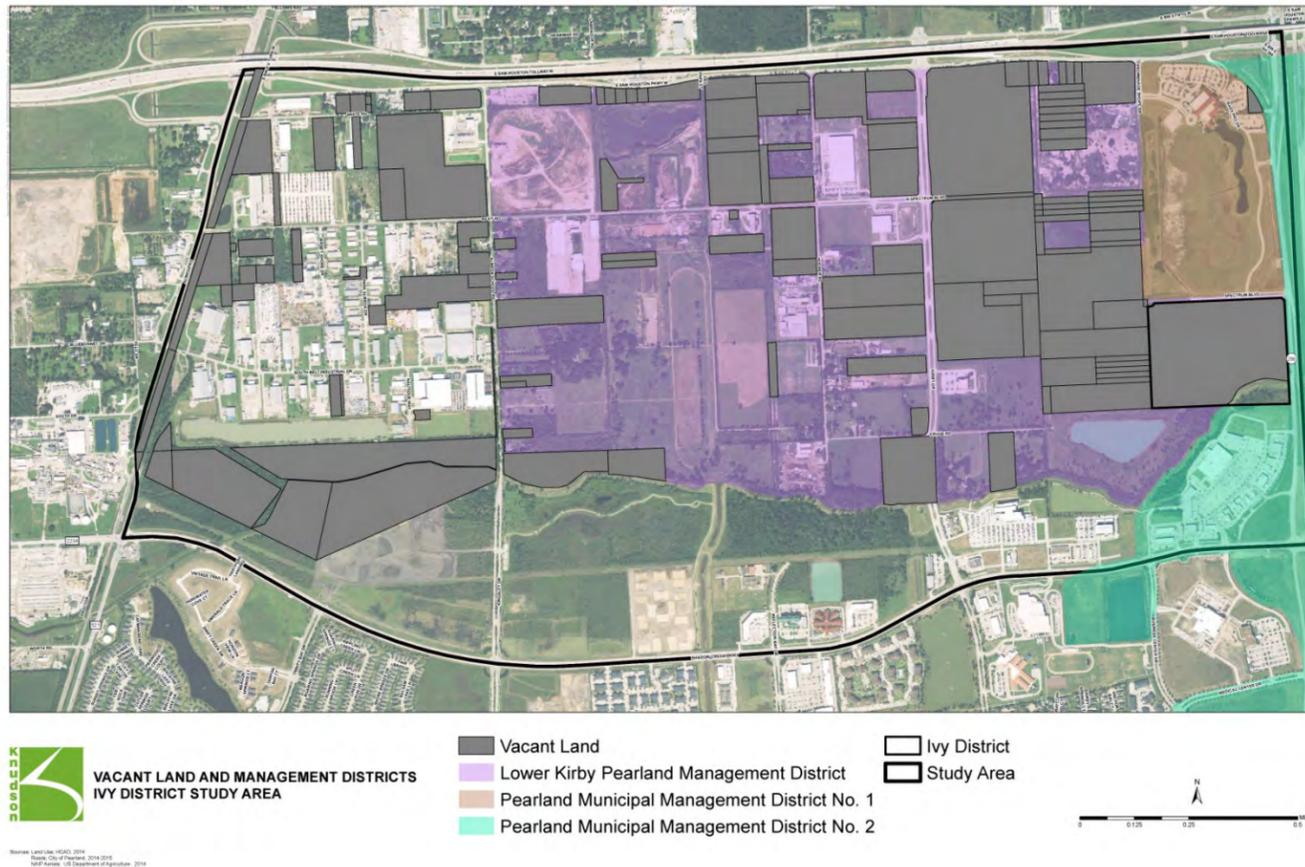


Figure A.2 – Vacant Land and Management Districts

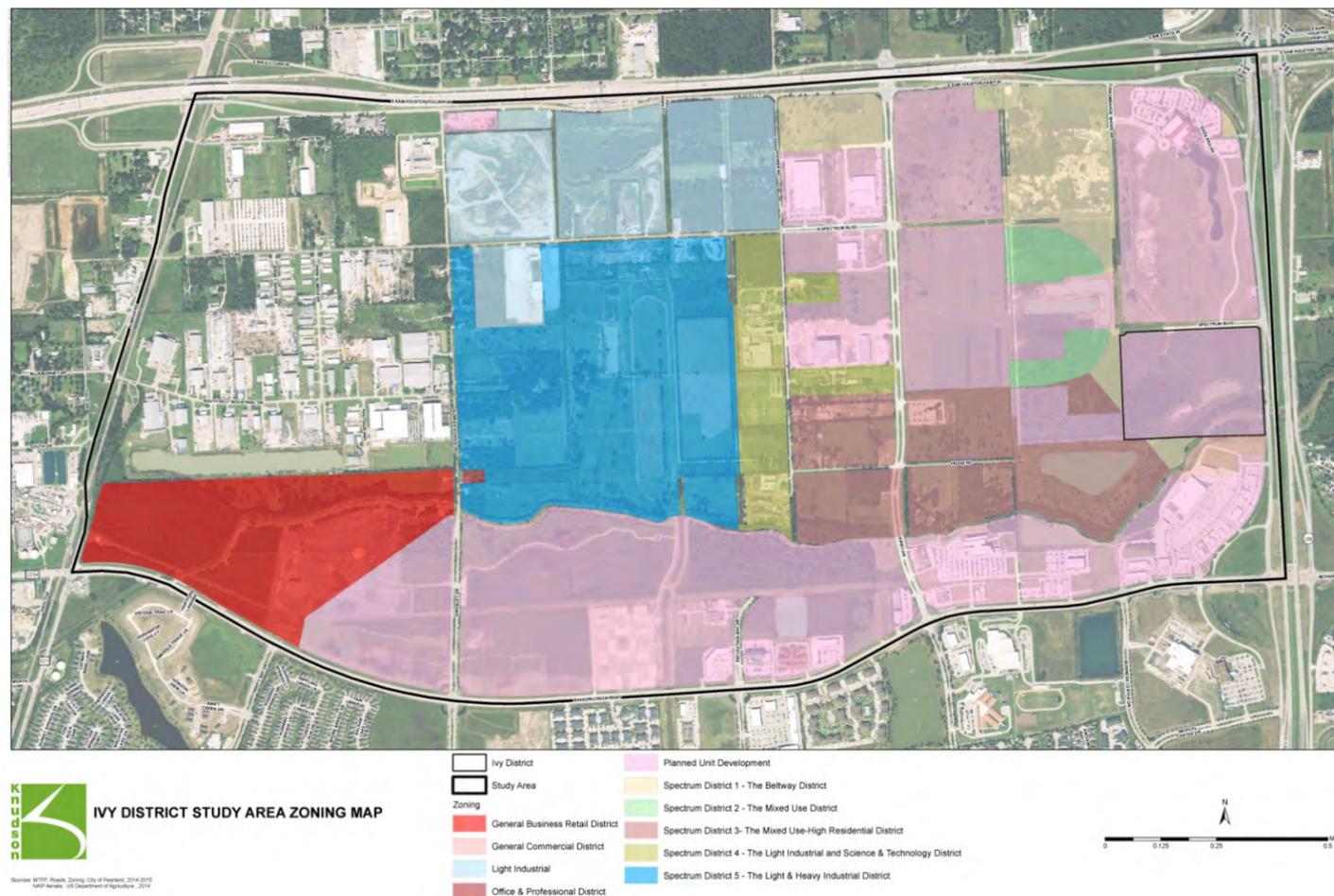
B - Zoning and Land Use:

A. Relationship to the Base Zoning District

The Ivy District site was previously zoned for another PD that was not implemented. The Ivy District site is also comprised of three separate zoning designations, also known as 'Character Zones,' outlined in the **Lower Kirby District Master Plan**, which the City recently incorporated into its Comprehensive Plan. The three Character Zones within the Ivy District's boundary are *Commercial Transition*, *Highway Commercial* and *Urban Neighborhood*. The intended character of development with the proposed Lower Kirby District Master Plan are generally similar to the Ivy District; therefore standards from the Lower Kirby District Master Plan that match the zoning and design plan for Ivy District have been incorporated into this PD.

In consideration of all of the above factors, The Ivy District PD will establish a new zoning district that will replace the current unspecified PD zoning district and be governed by development regulations, design controls, and administrative and other requirements established in this PD document. Figure B.1, below, illustrate the boundaries of the Ivy District superimposed on the City's Zoning Map.

Figure B.1 – City of Pearland Zoning Map (2015)



B. Influence of the Proposed Lower Kirby District

The Ivy District site is also located within a portion of a proposed new "Lower Kirby Urban Center," referred to also as the "Lower Kirby" Plan. The planning and design of the Ivy District was influenced by the vision for the Lower Kirby Plan, and the basis and template for this PD document was the "Proposed Form-based Code for Lower Kirby Urban Center," dated November 17, 2011

The Lower Kirby Plan establishes five 'Character Zones,' three of which are designated for the land within the Ivy District site the following is a summary description of those Character Zones:

1. Urban Neighborhood

The Urban Neighborhood is illustrated in purple on Figure B.2. The Urban Neighborhood consists primarily of a residential fabric. The area is intended to have a mix of small apartments, townhomes and live-work units with commercial activity concentrated at street intersections and along the Clear Creek frontage.

2. Highway Commercial

Highway Commercial is intended to provide an appropriate transition in the Lower Kirby Urban Center from the Beltway 8 and SH 288 access roads. This area is intended for regional office and retail development.

3. Commercial Transition

A proposed promenade transects this area as a major public open space for the master plan. The land uses for this zone include low density, high end multi-family units with first floor retail along the frontage of South Spectrum Drive. The introduction of first floor retail will accommodate neighborhood scale retail and restaurants as a transition from the Highway Commercial.

In addition to the Character Zones described above, the Lower Kirby plan also designates Clear Creek and the land within its floodway in the southeast corner of the Ivy District site as required open space. The Ivy District Plan proposes to provide 17 acres of open space, trails, water elements and urban forests.

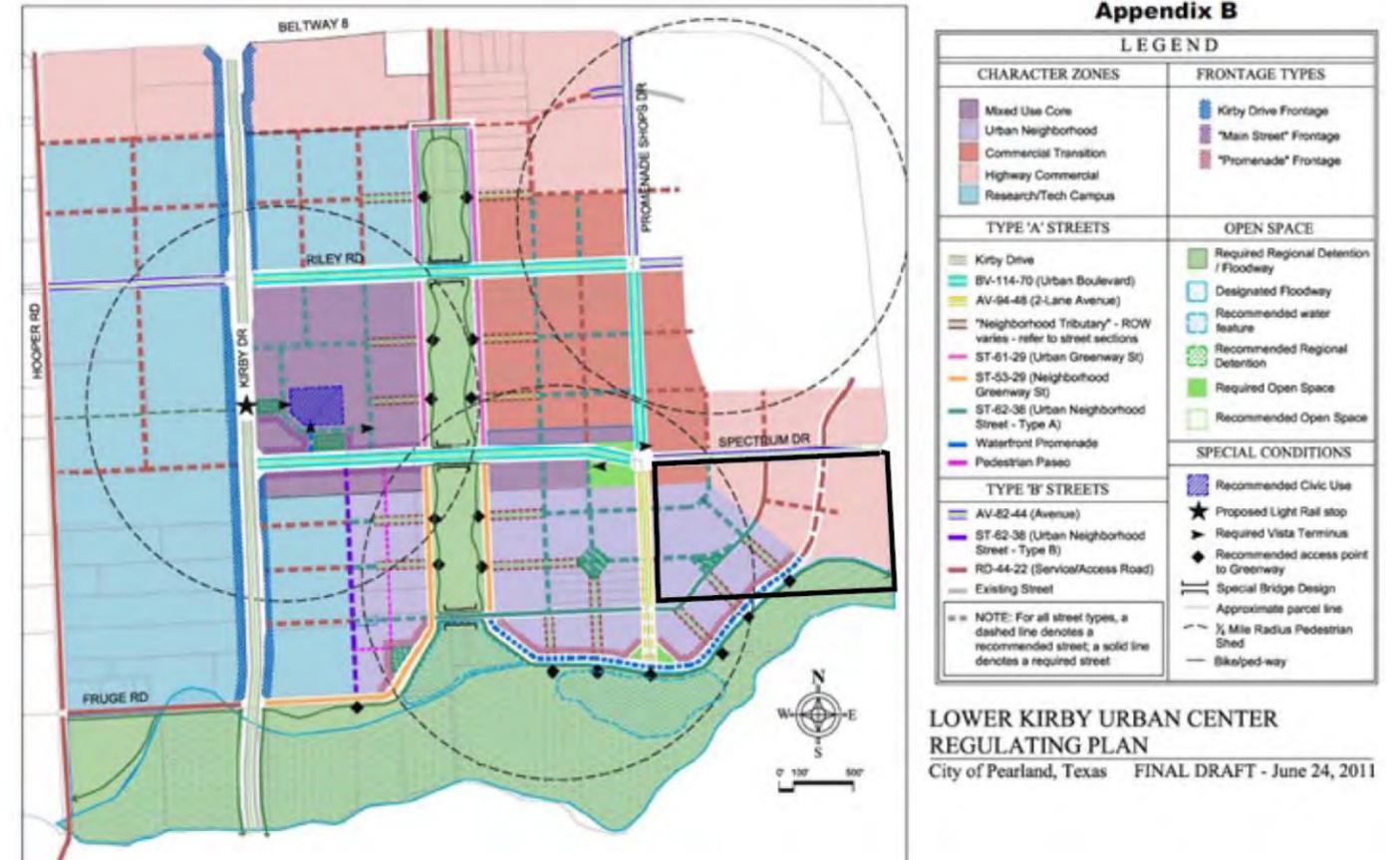


Figure B.2 – Lower Kirby District Regulating Plan

C. Proposed Ivy District

The proposed Ivy District encompasses 48.5 acres. The proposed mix use development is anticipated to be developed in one phase. The proposed land uses are consistent with the Lower Kirby Character Zones described above. In addition, the properties surrounding Clear Creek and also located in the floodway are proposed to be preserved as open space with trails and amenities in support of this unique walkable infill mixed use community. For ease of description and because the Lower Kirby Regulating Plan bisects this 48.5 acre tract, we will use modified classifications of the three sub-districts of Lower Kirby Plan and one new residential sub district to characterize the proposed Districts for this development.

1. Ivy District Highway Commercial Sub-district (HC)

This sub-district encompasses 5.6 acres of the overall development. This sub district is generally located at the corner of SH 288 and Spectrum Blvd. This Sub-district will have a variety of uses, consisting of retail, office, hotel, and a mix of residential uses including senior living, and luxury condominiums. Required open space will also be incorporated into the overall 48.5 acre area. This Sub-district, fronts along the 288 and south along South Spectrum Drive adjoining a promenade of open space, public art and walkable connections to the Urban Neighborhood Zone as well as connections to the open space features along Clear Creek. As a smaller development, the goal is to treat each block face for both the Highway Commercial and Urban Neighborhood Zones with well-lit sidewalks, shade and street furniture that invite the residents and visitors alike. The streetscape envisioned will also link a prominent civic space at the community clubhouse/restaurant and pool to form of a public square that will be center piece of master plan. This Sub-district combines characteristics of the Lower Kirby "Highway Transition" and "Commercial Transition" zones.

Additionally, a small 3.2 acre tract south of Clear Creek will be included within the Highway Commercial Zone. This small parcel has development limitation due to its location within the floodplain. The planned use for this tract will be limited to non-buildable uses, such as parking.

2. "Ivy District Urban Neighborhood/Commercial Transition" Sub-district (UN)

This sub district encompasses 14.4 acres of the overall development. The primary use will be low density luxury residential land uses with neighborhood retail located on the first floor of the high end multifamily residential dwelling units. This sub district will also contain a prominent civic space that will include pedestrian friendly elements, landscaping, public art opportunities, and fountains.

This sub district will also contain 5.3 acres of single family residential development. This sub district will include a gated townhouse development made up of attached, 'brownstone style' single family units with a private street configuration.

3. "Clear Creek" Sub-district (CC)

The Clear Creek Sub-district will be zoned for Public Open Space. This Sub-district will be developed as public open space and will be used for recreation. Land uses amenities include pedestrian trails connecting to all districts and thoroughfares. It will also include access to a public square around the pool area for community events, art festivals, outdoor seating, and other related programming.

Land Use Summary Table for the 48.5 acre Plan			
Table B.1			
Use	Acres	% of Totals	Zoning District
Townhomes	5.3	10.1%	UN
Multi Family	5.80	10%	UN
Condo/Senior Living (CCRC)	6.20	12.7%	UN
Commercial/Retail	5.60	11.5%	HC
Open Space/Parkland	15.5	32.0%	CC
Detention	3.9	8.0%	CC
Thoroughfares/ROW	8.90	18.0%	UH, HC, CC,
Total	48.5	100%	

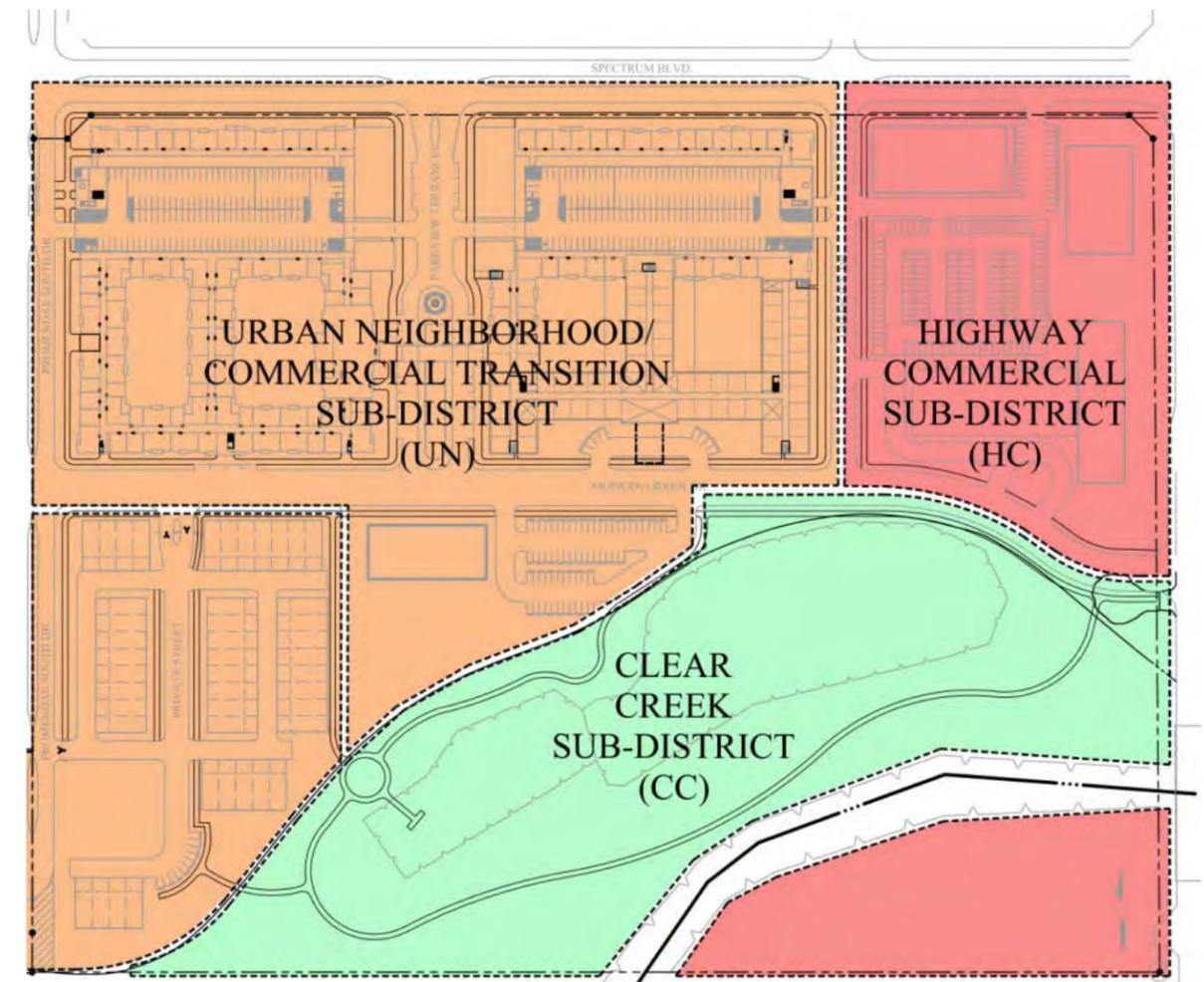


Figure B.3 – Proposed Zoning Sub-District Map

C - Permitted Uses:

Schedule of Allowed Land Uses:

Table C.1

Land Use	Highway Commercial Sub-District (HC)	Urban Neighborhood Sub-District (UN)	Clear Creek-Sub District (CC)
Commercial Uses (Office, Retail and Service Uses)			
Retail Sales or Service with no drive through facility (includes alcohol sales which shall meet Chapter 4 of the City Code of Ordinances. Excluded from this category are Auto-Related Retail uses)	P	PC	NP
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate and property management with NO drive through facility	P	PC	NP
Offices for business, professional and technical uses such as accountants, architects, lawyers, doctors, urban planners, etc	P	PC	NP
Research laboratory headquarters, laboratories, and associated facilities	P	NP	NP
Food Service Uses such as full service restaurants, cafeterias, caterers, bakeries, snack bars, with no drive through facilities. Included in this category is café seating with the a public or private sidewalk area with no obstructions of pedestrian circulation. Also included in this category is the sales of alcoholic beverages which shall meet Chapter 4 of the Code of Ordinances	P	PC	NP
Any Use with a drive through facility	PC	PC	NP
Auto-related Service	NP	NP	NP
Arts, Entertainment, and Recreation Uses			
Art galleries	P	P	NP
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales and services)	P	PC	NP
Games arcade establishments	P	PC	NP
Theater, cinema, dance, music or other entertainment establishment	P	PC	NP
Museums and other special purpose recreational institutions	P	PC	NP
Fitness, recreational sports, gym, or athletic club	P	PC	NP
Parks, greens, plazas, squares, and playgrounds	P	P	P
<i>P=Permitted by Right NP=Not Permitted PC=Permitted with Criteria PA=Permitted Accessory Use</i>			

Land Use	Highway Commercial Sub-District (HC)	Urban Neighborhood Sub-District (UN)	Clear Creek-Sub District (CC)
Educational, Public Administration, Health Care and Other Institutional Uses			
Business associations and professional membership organizations	P	P	NP
Child day care and preschools	P	PC	NP
Schools, libraries, and community halls	P	PC	NP
Universities and Colleges	P	NP	NP
Hospital	P	NP	NP
Civic uses	P	PC	NP
Social and fraternal organizations	P	PC	NP
Social services and philanthropic organizations	P	PC	NP
Religious Institutions	p	NP	NP
Funeral homes	P	NP	NP
Residential Uses			
Home Occupations	PA	PA	NP
Multi-family residential	P	P	NP
Ground Floors	PC	P	NP
Upper Floors	P	P	NP
Residential Lofts	P	P	NP
Single-family residential attached dwelling unit	P	P	NP
Single-family residential detached dwelling unit	NP	NP	NP
Live-work unit	P	NP	NP
<i>P=Permitted by Right NP=Not Permitted PC=Permitted with Criteria PA=Permitted Accessory Use</i>			

C - Permitted Uses (continued):

Land Use	Highway Commercial Sub-District (HC)	Urban Neighborhood Sub-District (UN)	Clear Creek-Sub District (CC)
Manufacturing, Communications, and Utility Uses			
Warehouse and storage	NP	NP	NP
Miscellaneous manufacturing and assembly (included in this category jewelry, silverware, personal metal goods, flatware, dolls, toys, games, musical instruments, medical equipment, high/clean manufacturing, office supplies, and signs)	P	PC	NP
Wholesale Trade Establishment	NP	NP	NP
Publishing (newspaper, books, periodicals, software)	P	NP	NP
Motion picture and sound recording	P	NP	NP
Telecommunications and broadcasting (radio, TV, cable, wireless communications, telephone etc)	P	NP	NP
Information services and data processing	P	NP	NP
Other Uses			
Model homes for sales and promotion**	P	P	NP
Hotels	P	NP	NP
Parking, surface (primary use of property)	P	NP	P
Parking, surface (accessory use of property)	P	P	P
Parking, structured	P	P	NP
Private attached garage	NP	P	NP
Private detached garage	NP	P	NP
Sales from kiosks	P	NP	P
Veterinary clinic	P	NP	NP
Community garden	P	P	P
Antennas including cell, accessory, and mounted on top of buildings	PA	NP	NP
Solar energy equipment	PA	PA	P
Special Event	P	NP	P
Rain harvesting equipment	PA	PA	PA
Utility equipment (includes electrical transformers, gas meters, etc.)	PA	PA	PA
** Model homes are limited to a time period until all the homes are sold in the neighborhood.			
P=Permitted by Right NP=Not Permitted PC=Permitted with Criteria PA=Permitted Accessory Use			

D - Administration:

This section sets forth the provisions for reviewing and approving development applications within Ivy District. The intent is to ensure that development is consistent with the provisions of this Code. All portions of this Code shall be applied during the review process.

- a. The development standards under the City of Pearland Unified Development Code (UDC), as amended, shall not apply to Ivy District except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Pearland UDC to the extent they are not in conflict with the intent or text of the Ivy District Code. However, all development in the Ivy District shall also meet the standards in the International Building Code, as adopted by the city.
- b. Land use shall be regulated on a total acreage basis and by a finite cap on the number of dwelling units. Each land use category may be increased in acreage by up to 10%, as long as the total number of dwelling units does not exceed 745 DU. The percentage land use area change is required to assure the success of the development, based on the need to maintain the ability to modify land use categories slightly to continue to remain competitive in the real estate market. Land uses may be interchanged within the boundaries of the planned unit development provided they are in compliance subject to the above referenced 10% allowable increase.
- c. Sign Standards under Chapter 4 Site Development, Article 2, Division 5 Signage, as amended, of the City of Pearland UDC, shall not apply to Ivy District. Ivy District is following the Lower Kirby Urban Center signage standards except as specifically referenced herein.
- d. Using this Code:

The following basic steps should be followed to determine the uses and development standards applicable on property within Ivy District:

 1. Locate the subject property on the Ivy District
 2. Identify:
 - i. the sub-districts of the Ivy District;
 - ii. Streets design criteria is outlined in the PD; and,
 - iii. Any Special Frontage Requirements that may be applicable to the subject property.
 3. Review the Schedule of Allowed Land Uses
 4. Refer to **Section G** for Special Street and Setback Standards.
 5. Refer to **Section H** for Building Design Standards.
 6. Refer to **Section I** for Streetscape Standards.
 7. Refer to **Section J** for Signage Standards
 8. Refer to **Section K** for Regulating Plan.

The information from the above listed steps explains where the building will sit on the lot, the setbacks the range of land uses, and the palette of materials. Development within Ivy District that complies with the provisions of this Code shall be approved by the City Manager or designee in addition to complying with applicable City regulations.

e. Information Required for Development Review. The full list of required materials is included in the Ivy District development application available from the City of Pearland Planning Department. In general, the following information is required, as applicable:

- (i) Site Plan
- (ii) Building Plans and Elevations
- (iii) Landscape Plan
- (iv) Material Specifications
- (v) Plans and Specifications for Proposed Signs
- (vi) Description of Proposed Scope of Work
- (vii) Photographs of Site and Existing Conditions

f. The City Manager or designee shall be responsible for the following:

- (1) Reviewing development applications for compliance with the requirements of Ivy District.
- (2) Approving development applications that are in compliance with the requirements of the Ivy District.
- (3) Making determinations on the applications and interpretations of standards in this Code.
- (4) Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
- (5) Approving any minor modifications to the approved Regulating Plan and Code per Table F.1Sec.
- (6) Recommendations on any Planned Development (PD) District applications within the Ivy District to the Planning and Zoning Commission (P&Z) and City Council (CC).

g. A request for a modification to any of the standards of this Code other than minor modifications as permitted shall be reviewed and processed as a Planned Development (PD) District per Chapter 2, Article 2, Division 2 of the City of Pearland Unified Development Code.

(1) In evaluating a Planned Development (PD) District within the Ivy District, CC and P&Z may consider the extent to which the application meets any of the following:

- i. the goals and intent of Ivy District
- ii. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area,
- iii. fits the adjoining context by providing appropriate transitions,
- iv. provides public benefits such as usable civic and open spaces, regional drainage, livable streets, structured or shared parking, and linkages to transit and adjoining opportunities, and
- v. does not hinder future opportunities for higher intensity, mixed use development.

h. Minor Modifications to the Ivy District Code:

The City Manager or designee shall have the authority to approve a request for minor modifications to Ivy District that:

- (1) Does not change the circulation and building location on the site;
- (2) Does not increase the building area permitted under this Code;
- (3) Does not change the relationship between the buildings and the street;
- (4) Does not allow a use not otherwise authorized in this Code;

- (5) Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
- (6) Change established street cross sections per this Code.

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table F.1. Any appeals to the decisions of the City Manager on minor modifications shall be heard by the City Council. Any City Council denials of minor modifications or any changes beyond those that meet the criteria above or the thresholds established in Table F.1 shall be processed as a Planned Development (PD) District application under the City of Pearland UDC.

i. Non-Conforming Uses, Buildings, and Signs.

(1) Regardless of transfer of ownership, existing Non-Conforming Buildings with a Non-Conforming Use that do not conform to the provisions of this Code may continue as they are until:

- i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$100,000 or a total of fifty (50) % of the assessed value of the improvements in the most recently certified tax rolls, whichever is greater.

(2) Regardless of transfer of ownership, existing non-conforming buildings and sites (including all on-site improvements such as landscaping, detention, sidewalks, etc.) that do not conform to the provisions of this Code may change use within the same building, provided the new use is permitted in Table 6.1 in this Code until:

- i. the building is reconstructed or substantially modified such that the collective reconstructions or modifications within any continuous three (3) year period are valued at more than either \$100,000 or a total of fifty (50) % of the assessed value of the improvements in the most recently certified tax rolls, whichever is greater.

(3) Regardless of transfer of ownership, existing Non-Conforming Signs that do not conform to the provisions of this Code may continue as they are until the sign is reconstructed or substantially modified such that the modifications are valued at more than fifty (50) % of the replacement value of the sign.

(4) Regardless of transfer of ownership, existing Non-Conforming Buildings and Non-Conforming Uses that have lost their Non-Conforming use status shall meet the standards in Chapter 2 Zoning Regulations, Section 2.7.3.6 City of Pearland Unified Development Code.

E – Definitions

In addition to Definitions in Chapter 5 of the City of Pearland UDC, the following terms shall have the corresponding interpretations. The definitions in this subsection under the Ivy District PD shall supersede definitions of any terms also in Chapter 5 of the UDC and shall only apply to development within the Ivy District.

Alley is a public way which is used primarily for vehicular access to the back or side of properties; the alley may be a minimum of 20 feet wide without parking or 28 feet wide with parking.

Arcade means a portion of the main façade of the building that is at or near the property line and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

Assisted Living Facilities / Units (ALU) are licensed facilities by the State to provide personal assistance to residents. They typically have smaller accommodations than congregate or independent living facilities, and sometimes provide small kitchenettes

Balcony is a platform projecting from a second or higher story interior or exterior wall of a building, usually enclosed for privacy and protection by a rail. A balcony usually has French or sliding glass doors leading out to it, and can be entered from a living room or bedroom.

Block Face Dimensions are the linear dimension of a block along one of its street frontages.

Bioswales are landscape elements designed to remove silt and pollution from surface runoff water. They consist of shallow, trough-like depressions with gently sloped sides (less than six percent) and filled with vegetation and/or compost. The water's flow path, along with the wide and shallow ditch, is designed to maximize the time water spends in the swale, which aids the trapping of pollutants and silt.

Block Face Dimensions means the linear dimension of a block along one of its street frontages.

Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Build-to Line (or building line) means the line at which the principal building's front façade shall be built.

Build-to Zone (BTZ) means the area between the minimum and maximum setbacks within which the principal building's front façade (building façade line) is to be located. *Illustration indicating the location of the build-to zone relative to the minimum and maximum setbacks and the building façade line*

Building Façade Line means the vertical plane along a lot where the portion of the building's front façade closest to the street is actually located.

Building Form Standards means the standards established for each Character Zone that specify the height, bulk, orientation, and elements for all new construction and development.

Building Frontage means the percentage of the building's front façade that is required to be located at the front Build-to Line or Zone as a proportion of the lot's frontage along that public street. (Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage).

Canopy means an awning-like projection from a wall that is made of rigid materials and is permanently attached to a building's facade and allowed to project over public sidewalks.

City Manager means the City Manager of the City of Pearland or his/her designee.

Civic Space means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. Building façades facing a Civic Space shall be treated as a Type 'A' Street frontage.

Comprehensive Plan means the City of Pearland Comprehensive Plan that establishes policy guidance for the Long-term growth and development of the City as adopted on the effective date of this PD.

Continuing Care Retirement Community (CCRC) means any buildings specifically designed for and occupied by senior citizens, designed to meet the physical or social needs of senior citizens, which may include: assisted living, congregate living, independent living or skilled nursing facilities, rehabilitative services, medical or personal care services, social gathering space, restaurant and dining space, assembly and entertainment space, or education and cultural space.

Colonnade means a row of columns extending from a building. It may either be a gallery or under a balcony or an arcade.

Commercial or Mixed Use Building means a building in which the ground floor of the building is built to commercial ready standards and any of the floors are occupied by non-residential or residential uses.

Commercial Ready means space constructed at a minimum interior height of a minimum of 12 feet which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Commercial-Ready space, the space must comply with all building and construction codes for that use. The intent of Commercial-Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Comprehensive Plan means the City of Pearland Comprehensive Plan that establishes policy guidance for the long-term growth and development of the City as adopted on the effective date of this Code.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R.O.W, or above a height limit.

Façade Rhythm means the repetition of a vertical feature, bay width or architectural element on a façade at a regular interval that provides scale and massing to a building.

Garden (formal) means a Public Open Space with formal landscaping intended to be a quiet, relaxing and meditative space

Gallery means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

Green means a Public Open Space intended for unstructured recreation, spatially defined by landscaping rather than building frontages

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit means a mixed use building type with a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘work’ component is usually located on the ground floor which is built to Commercial Ready standards. The ‘live’ component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Screen means a Street Screen composed of landscaping in the form of vegetation.

Master Sign Plan means a unique sign plan to implement a specific vision for a portion or all of the development.

Minor Modification means any changes to the Ivy District that meet the threshold criteria established as well as allowed up to 10 percent of the land uses changes without a plan amendment.

Park means a Public Open Space that is a preserve largely available for unstructured recreation

Pedestrian Passage is an intimate street level passage way for pedestrians from the interior of one block or building to a public sidewalk. These paths provide direct pedestrian access to residential addresses and create unique spaces for frontages to engage and enter off of.

Pedestrian/Trail Easement means a grant of use of private property for pedestrian access and use.

Plaza means a primarily hardscaped civic space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings. *Playground* is a civic/ private open space designed and equipped for children’s recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Private Open Space means open space provided for all residential uses, privately accessible open spaces such as courtyards, porches, and balconies.

Public Open Space means publicly accessible open space in the form of parks. Gardens, squares, plazas, greens, pocket parks, playgrounds, etc, that may be privately or publicly owned.

Recommended Civic Space means plaza, green, square, or park area identified on the Regulating Plan which is shown as a suggested feature within the Lower Kirby Urban Center Framework Plan. A Recommended Civic Space is

not required and is at the election of an applicant or developer and may be adjusted to the meet the context of the development from time to time.

Residential Building means a building type that is built to accommodate residential and allowed mixed land uses on all floors of the building such as townhomes, senior housing, independent living, condominiums, apartment buildings, duplexes as described below: .

Residential Building Typology

Urban Style Dwellings with Internal Parking

- a. Self-contained dwelling units that occupy only part of a building.
- b. Plan organization where all the dwelling units are along one side of the access corridor.
- c. Residential units surround an internal parking structure.
- d. Buildings are usually 3- to 5-stories tall and reinforce the street edge.

Urban Style Dwellings with No internal Parking

- a. Self-contained dwelling units that occupy only part of a building.
- b. Plan organization where all the dwelling units are along either side of a corridor.
- c. Buildings are usually 3- to 5-stories tall and reinforce the street edge.

Flats or Lofts

- a. A dwelling unit having a common wall with or abutting one or more adjacent buildings, with both front and rear access to the outside.
- b. A flat or loft building contains multiple dwelling units organized vertically and is adjacent to other flat or loft buildings on either side, but not on its front or back.

Townhouse

- a. A dwelling unit having a common wall with or abutting one or more adjacent buildings and neither above nor below any other dwelling unit.
- b. Dedicated front and rear access to the outside.

Retail Sales Retail establishments are a collection of retail stores and restaurants organized along the streets designed for Mixed Use and Highway Commercial. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other boutique grocery, food, specialty food, beverage, dairy, etc., and health and personal services.

Service Uses means a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Senior Living: see Continuing Care Retirement Community (CCRC)

Sign, Building Blade means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.

Sign, Marquee means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.

Sign, Monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.

Sign, Sandwich Board means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self supporting.

Sign (Tenant Blade) means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.

Street Screen means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.

Street Type means a specific designation for streets located within Ivy District that establishes a certain character and cross-sections to improve walkability within the development.

Street Network means the required and recommended network for new and existing streets within Ivy District

Square means a Public Open Space designed for unstructured recreation and civic purposes, spatially defined by building frontages and consisting of paths, lawns and trees.

Tree Planting Area means the actual ground area which is disturbed for planting a tree. It shall include the root ball and backfill soil around it. The tree planting area may be larger than the tree well which is placed over the tree planting area.

Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Type 'A' Street means a boulevard street identified as Spectrum Blvd and Promenade South Drive. The R.O.W. dimension for these streets will be 100 feet in width.

Type 'B' Street means a two way-street identified as Parkview Terrace. The R.O.W. dimension for this street will have varying widths between 72.5 feet and 120 feet in width. This street will also serve as main pedestrian center of the Ivy District. A large plaza between the drive lanes will serve as a pedestrian plaza and will contain streetscape features including landscaping, public art, water features, and special paving

Type 'C' Street means a two way-street identified as Green Ivy Drive. The R.O.W. dimension for this street will be 56 feet in width.

Type 'D' Street means a two way-street identified as Modern Green Drive. The R.O.W. dimension for this street will be 76 feet in width.

UDC – City of Pearland, Unified Development Code.

F – Minor Modifications

Allowed Minor Modifications

Table F.1

Standard	Minor Modification Allowed	Comments
Area/Boundary of Sub Districts (including any required Civic/Open Spaces)	No more than a 20% change (increase or decrease) in the area of any Sub District (aggregate or block)	1) Shall Not Eliminate any Character Zone; 2) 20% measurement shall be based on the total area of that specific Sub District within the entire Development; 3) For the purposes of this code, any increase in any Sub District that results from the elimination of a Recommended Street shall not count towards the 20% Threshold.
Location of any Required Street	Location shall not move more than 100' in any direction	Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
Build to Zones and Setbacks	No more than a 10% change in the maximum and minimum setbacks	1) Changes to the build to zone and setbacks may only be due to any changes to the street cross sections, change in the width of a sidewalk, or provision of civic space; 2) In no case shall the sidewalk be less than 6 feet in width
Building Frontage	No more than a 15% reduction in the required building frontage along each block of a Street.	Any reduction in the required building frontage shall be to accommodate porte-cocheres for drop off and pick up.
Street Screen	Waiver of street screen along streets	1) Requirement for a street screen may only be waived along service drives along the frontage of any interim surface parking lot (off street) that is intended to be infilled with a parking structure; 2) In no case shall any portion of the surface parking have frontage along a Street without a required street screen; 3) In no case shall the off street surface parking lot be located at a street intersection for a minimum depth of 30' along each street.
Street Cross Section	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, street parking configurations, pedestrian accommodation, & street tree planting	Any changes in the street cross sections shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval of the City.
Detention/Retention Areas	location of detention/retention areas	1) If the regional detention plan for the Lower Kirby Urban Center has not been implemented at the time of the development, local detention may be required on site. However, such detention may only be located behind the principal buildings or within designated open spaces; 2) In no case shall any required on-site detention be located with frontage of Streets, unless located in an open space zone.

G - Streets and Setbacks:

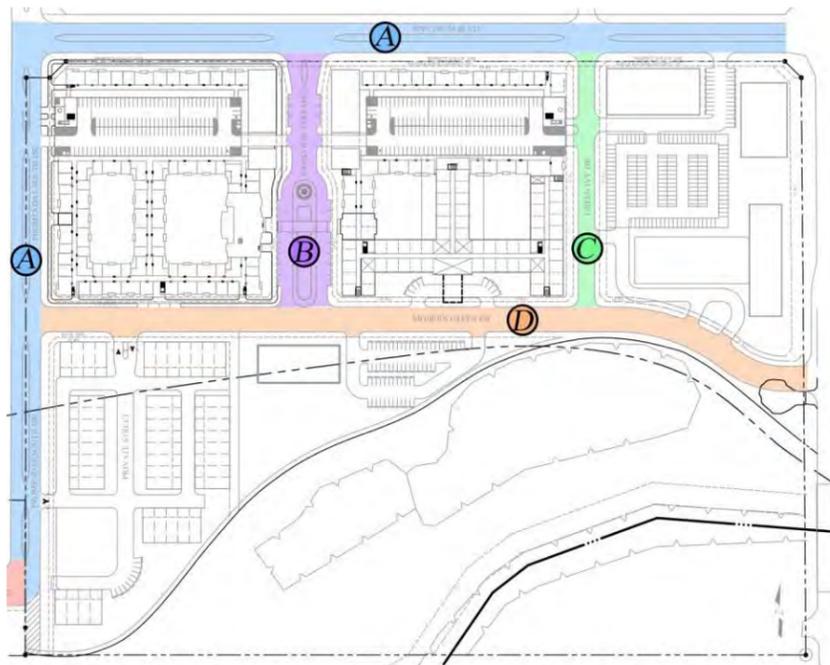


Figure G.1- Street Type Legend

Type 'B' Street Typical Section - Parkview Terrace

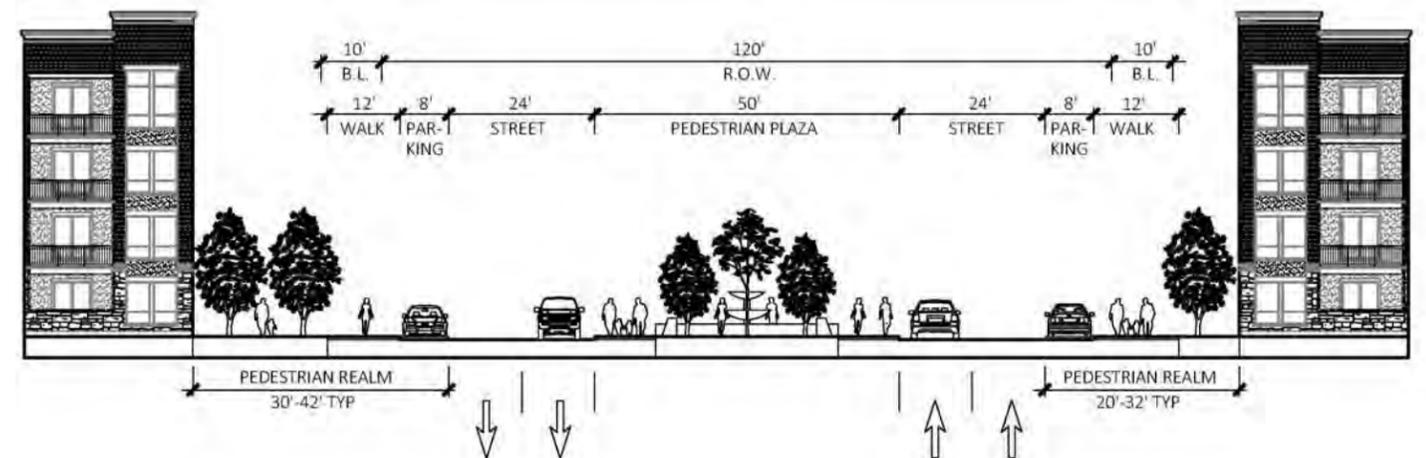


Figure G.3 - Type 'B' Street @ Pedestrian Plaza (with on street parking)

Type 'A' Street Typical Section - Spectrum Blvd & Promenade South Drive

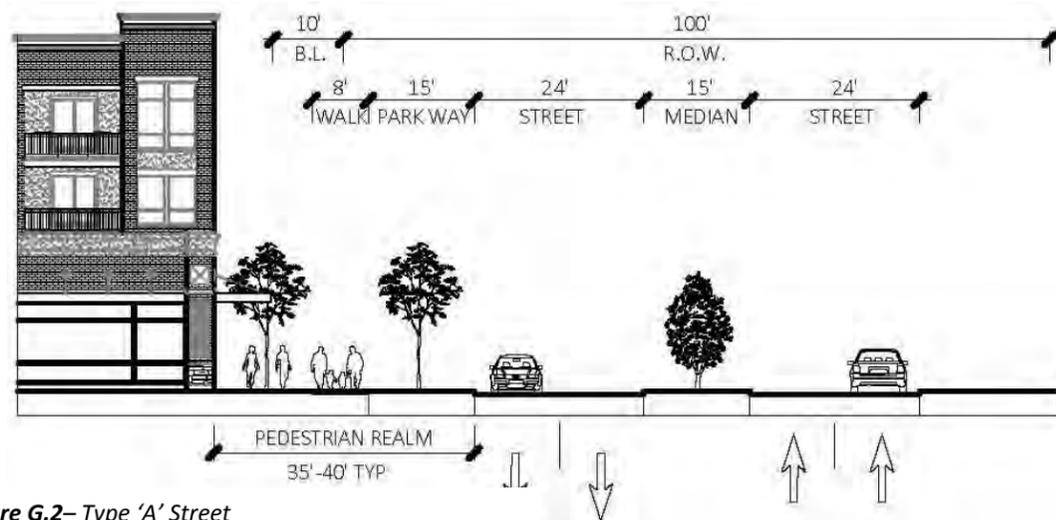


Figure G.2- Type 'A' Street

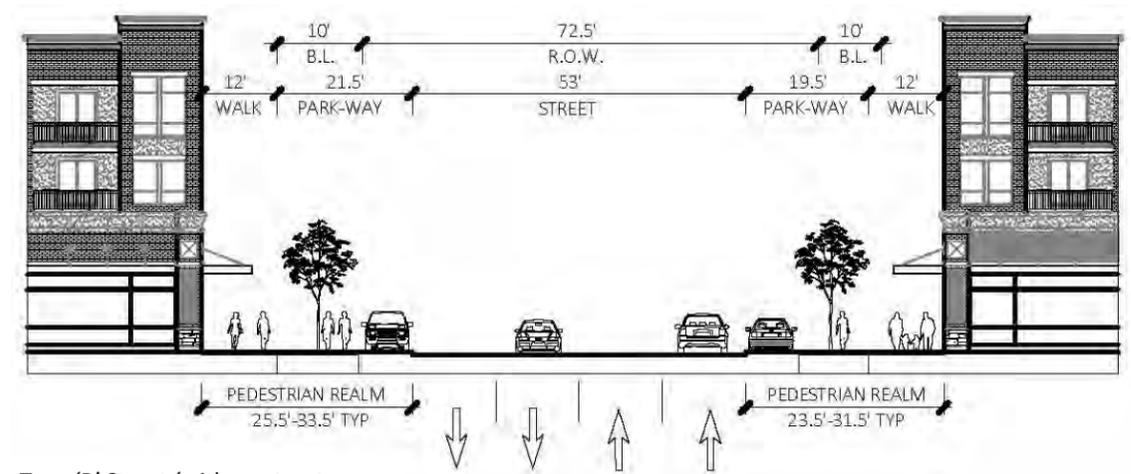


Figure G.4 - Type 'B' Street (with on street parking)

G - Streets and Setbacks (continued):

Type 'C' Street Typical Section - Green Ivy Drive

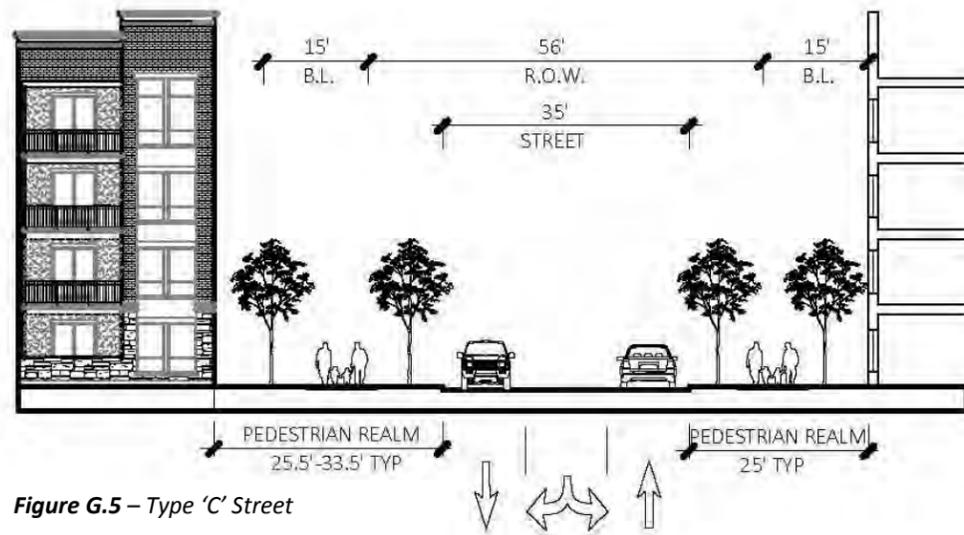


Figure G.5 – Type 'C' Street

Type 'D' Street Typical Section - Modern Green Drive

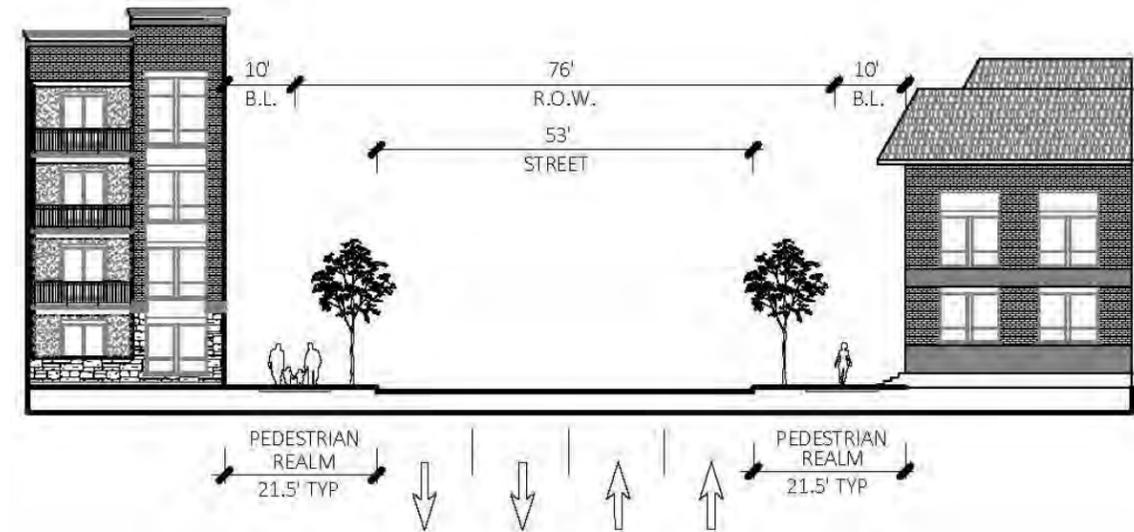


Figure G.6 – Type 'D' Street

G - Streets and Setbacks (continued):

Highway Commercial (HC) Zoning Setbacks:

(1) Building Placement

Legend

- Property Line (dashed line)
- Building Line (dashed line)
- Build to Zone (BTZ) (hatched area)
- Building Area (yellow area)

Build-To-Zone (BTZ)		(A)
Front (Type A Street)	5 feet (min) 35 feet (max)	
Front (Type C Street)	0 feet (min) 60 feet (max)	
Front (Type D Street)	0 feet (min) 60 feet (max)	
Front (SH 288)	5 feet (min) 25 feet (max)	
Setback (distance from property line)		(B)
Front (Type A Street)	10 feet (min) 35 feet (max)	
Front (Type C Street)	15 feet (min) no (max)	
Front (Type D Street)	10 feet (min) no (max)	
Front (SH 288)	25 feet (min) no (max)	
(2) Block Standards		
Block face dimensions	400' (min) - 600' (max)	
Block perimeter	2500' (max)	

(3) Commercial Frontage Requirements

Ground floors of all buildings fronting on all streets shall be built to Commercial Ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with sidewalk

(4) Building Height

Principal Building Standards		
Building Maximum	15 stories	(K)
First Floor to Floor height	15' min	(M)
Ground Floor Finish Level	12" max	(L)
Upper floor(s) height	10' min	(N)
Stepback height	Max 6 stories then stepback	(J)
Stepback distance	10' min.	(I)

- Notes:**
- Along Streets, the area between the building and the edge of the BTZ or the edge of the public sidewalk shall be paved flush with the sidewalk. This area can have landscaping and planting within tree wells or planters, but shall not have lawn areas.
 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
 - First floor heights shall not apply to parking structures.
 - Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4' high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as height as the service equipment being screened. The Street Screen shall be either the same building material as the principal structure on the lot of masonry of a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from Chapter 4 Site Development Section 4.2.2.5 of the City of Pearland Unified Development Code.

Highway Commercial (HC) Parking and Service Drives:

(5) Parking and Service Access

(i) Parking Location

Surface/At Grade Parking

Highway frontage	Shall be located 10' behind the property line
Type A, C, D Streets	Shall be located behind principal building or Setback a minimum of 15' from the property line along the street frontage
Side Set Back	0 feet min from Property Line
Rear Set Back	0 feet min from Property Line
Above Grade Parking	
Setback along Type A, C, D Streets	At or behind the building line along street
Highway frontage, back and rear setbacks	At or behind the building line along street
(ii) Required Off Street Parking	
Non-residential uses	1 space per 300 gross s.f.
Hotel	1 space per room
(iii) Driveways and Service Access	
Parking Driveway width	TXDOT standards on Highway frontage road and 24' max. on all Ivy District Streets (except where drive need to be wider to address service access of fire land standards)

Porte Cocheres may be permitted on Ivy District Streets to provided drop off or valet services.

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off street service loading or unloading access is provided from Streets such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

(6) Encroachments

Canopies, signs, awnings, and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

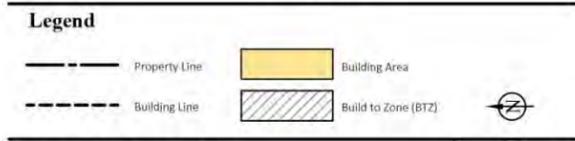
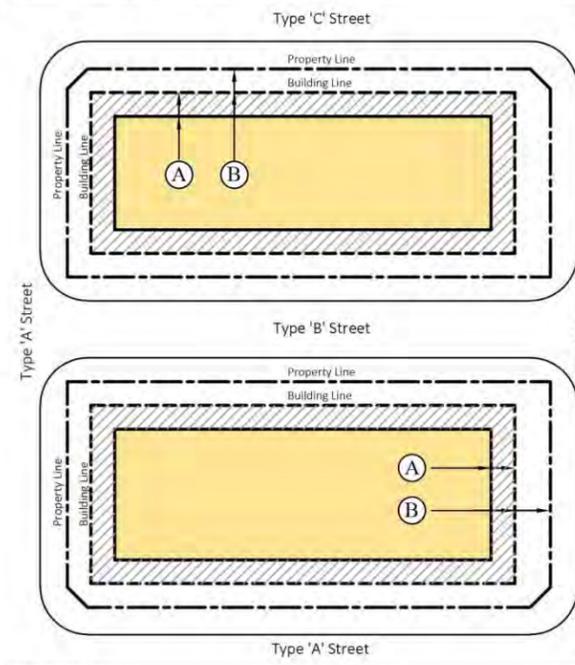
Notes:

- Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street facade.
- Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall of permanent screen that is at least as tall as the equipment itself.
- setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building facade line.
- Required parking may be provided anywhere within the Highway Commercial Zone (HC).
- Chapter 4 - Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.
- Stepback requirements shall not apply to any facade with frontage along SH 288.

G - Streets and Setbacks (continued):

Urban Neighborhood (UN) Zoning Setbacks:

(1) Building Placement

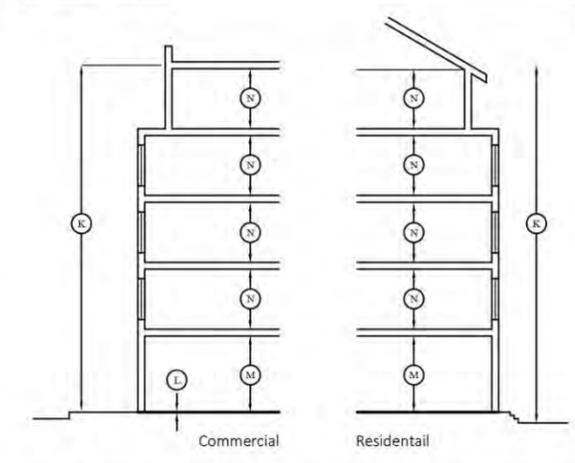


Build-To-Zone (BTZ)		(A)
Front (Type A Street)	0 feet (min) 15 feet (max)	
Front (Type B Street)	0 feet (min) 15 feet (max)	
Front (Type C Street)	0 feet (min) 15 feet (max)	
Front (Type D Street)	0 feet (min) 15 feet (max)	
Setback (distance from property line)		(B)
Front (Type A Street)	10 feet (min)	
Front (Type B Street)	10 feet (min)	
Front (Type C Street)	10 feet (min)	
Front (Type D Street)	15 feet (min)	

(2) Block Standards

Block face dimensions	400' (min) - 600' (max)
Block perimeter	2500' (max)

(3) Building Height



Principal Building Standards		
Building Maximum	5 stories	(K)
First Floor to Floor height	15' min (com) 10' min (res)	(M)
Ground Floor Finish Level	12" max (com) 18" min (res)	(L)
Upper floor(s) height	10' min (com) 10' min (res)	(N)

Accessory Building Standards

Building Maximum	2 stories
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(4) Commercial Frontage Requirements

Ground floors of all buildings at intersection, for a minimum of 30 ft. along each street frontage of the width of the corner lot, whichever is less, may be built to Commercial Ready standards including first floor-to-floor elevation flush with the sidewalk.

Notes:

- Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- Along corner of intersecting street frontages, the area between the building and edge of BTZ of the edge of the public sidewalk shall be paved flush with the sidewalk. This area can have landscaping and planting within tree wells and planters but shall not have lawns or landscape islands.
- Attics and mezzanines less than 7' average height shall not be counted as a story

Urban Neighborhood (UN) Parking and Service Drives:

(5) Parking and Service Access

(i) Parking Location

Surface/At Grade Parking	
Type A, B, C, D Streets	Shall be located behind principal building or Setback a minimum of 15' from the property line along the street frontage

Side Set Back	N/A
Rear Set Back	N/A

Above Grade Parking

Setback along Type A,B,C, D Streets	At or behind the building line along street
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(ii) Required Off Street Parking

Non-residential uses	1 space per 300 gross s.f.
Residential uses	1.5 spaces per unit

(iii) Driveways and Service Access

Parking Driveway width	24' max. on all Ivy District Streets (except where drive need to be wider to address service access of fire land standards)
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Porte Cocheres may be permitted on Ivy District Streets to provided drop off or valet services.

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

If driveway and/or off street service loading or unloading access is provided from Streets such access shall be deemed as temporary and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped.

(6) Encroachments

Canopies, signs, awnings, and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. All encroachments over public rights-of-way shall obtain a Waiver of Encroachment from the City of Pearland.

Notes:

- Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street facade.
- Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall of permanent screen that is at least as tall as the equipment itself.
- setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building facade line.
- Required parking may be provided anywhere within the Highway Commercial Zone (HC).
- Chapter 4 - Site Development Section 4.2.1.3 of the City of Pearland Unified Development Code shall apply for design of off-street parking areas.
- Stepback requirements shall not apply to any facade with frontage along SH 288.

H – Building Design Standards:



H – Building Design Standards (cont):

A. Introduction

The Building Design Controls for the Ivy District shall establish a coherent urban character and encourage enduring and attractive development. Development plans or site plans shall be reviewed by the City Manager or Designee for compliance with the controls below. The key design principles establish essential goals for development in the Ivy District to encourage the preservation.

B. General Building Design Controls

General Standard

a. Overall

- (1) Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces
- (2) New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
- (3) Building facades shall include appropriate architectural details to create variety and interest.
- (4) Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

b. Building Orientation

- (1) Primary entrance to buildings shall be located on the street along which the building is oriented.
- (2) All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.

c. Design of Parking Structures

- (1) Where above-ground structured parking is located at the perimeter of a building, it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public and private streets.
- (2) Parking garage ramps shall not be visible from any public street. Ramps shall not be located along the perimeter of the parking structure.
- (3) Architectural screens shall be used to articulate the facade, hide parked vehicles and shield lighting. Architectural screens shall have consistent facade materials with neighboring buildings and shall be complementary in their articulation. In addition, the first-floor facade treatment (building materials, windows and architectural detailing) shall be continued to the second floor of a parking structure.
- (4) When parking structures are located at street intersections, corner architectural elements shall be incorporated, such as corner entrance, signage and glazing.
- (5) Parking structures and adjacent sidewalks shall be designed so pedestrians and bicyclists are clearly visible to entering and exiting automobiles.

d. Building Materials

- (1) Primary building facade materials shall consist of the following: brick, stone, cast(manufactured) stone, stucco, glass, cementations panel, colored or patterned resin-impregnated panel, or glass block. Primary building facade materials shall comprise no less than eighty percent (80%) of a building's facade (excluding doors and windows). The remaining twenty percent (20%) may consist of either a complementary primary facade material or an allowable accent material.

- (2) Materials allowed exclusively as an accent material include the following: wood, modular architectural metal panel system with concealed fasteners and high-performance coating or natural-weathering face material, split-face concrete block, tile, or precast concrete panels. Materials allowed exclusively as accent materials may be used on no more than twenty percent (20%) of a building's facade. More than one (1) accent material may be used as long as the total amount does not exceed twenty percent (20%).
- (3) EIFS shall be limited to moldings and architectural detailing on building facades. EIFS materials shall constitute less than ten percent (10%) of any building and shall not be used on any portion of any wall that is lower than twenty feet (20') from grade, unless otherwise approved by the Building Official.
- (4) Cementitious-fiber panels with at least a fifty 50 -year warranty shall only be used on twenty percent (20%) of the upper floor.
- (5) Roofing materials visible from any public right-of-way shall be copper, zinc, factory finished standing seam metal or metal panel, terra cotta, stone, synthetic stone or similar materials.

e. Facade Composition

- (1) Buildings three (3) stories or higher shall provide facade articulation which distinguishes between the street level and the upper level of the building. This rhythm shall be expressed by changing materials, or color, or by using design elements such as fenestration, columns, or by facade articulation.
- (2) For retail storefront buildings, display window areas shall be utilized.
- (3) Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- (4) Building entrances shall be defined and articulated by architectural elements such as entry portals, porches, overhangs, railings, balustrades, and others as appropriate. All building elements shall be compatible with the architectural style, materials, colors, and details of the building as a whole.

f. Commercial Frontage

- (1) All primary retail entrances must meet the sidewalk at grade.
- (2) Active use spaces shall be expressed with facade treatments that are scaled to human activity on the street. Lower levels of the building shall include changes in materials or changes in fenestration scaled to create a comfortable pedestrian zone.
- (3) First floor retail and other commercial uses must be physically and visually oriented towards a public right-of-way or easement, such as a plaza or pedestrian passage.
- (4) At least fifty percent (50%) of the length of the first floor facade between the height of two (2) and twelve (12) feet shall be devoted to transparent windows doors and/or visually open spaces (such as courtyards, forecourts, and pedestrian breezeways), to allow maximum visual interaction between sidewalk areas and the interior of active use spaces.
- (5) Tenant improvements of retail spaces must maintain the transparency of the storefront; this may be achieved with the placement of public areas of the proposed use adjacent to the facade and by avoiding the use of shades, curtains or displays that compromise visibility into the space.
- (6) When commercial first floor uses incorporate outdoor seating and dining, a minimum sidewalk through-way dimension of six feet (6') must be maintained.

g. Residential Frontage

- (1) Each first floor residential unit shall have an individual entry door directly from an adjacent courtyard, dedicated open space, public right-of-way or easement.

- (2) Where first floor residential units face a public right-of-way or easement residential entries shall occur at a minimum average of one (1) door per tenant space.
- (3) Residential entries shall be sheltered from the rain and wind and provide an entry light. First floor residential unit entries shall be recessed from the street wall.
- (4) At least fifty percent (50%) of the first floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.
- (5) First floor residential units shall have a minimum floor to floor height of ten feet (10').

h. Windows and Doors

- (1) Windows and doors on street-fronting facades shall be designed to be proportional and appropriate to the specific architectural qualities of the building.
- (2) First-floor windows shall not be opaque, tinted or mirrored glass.
- (3) All first floor retail front facades of buildings shall have transparent storefront windows covering no less than fifty percent (50%) of the facade area.
- (4) Glazing must be of low reflectance.

i. Building Top

- (1) Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.

I – Streetscape Standards:

A. General

The design and selection of streetscape materials shall include such items that provide a comfortable, unique and active pedestrian space. The mixture of site paving, site furnishings, and landscape elements shall be selected to compliment the architectural vernacular of the Development. Outdoor seating areas are encouraged throughout the development. Wide sidewalks, seating areas with shade will be included as appropriate.

B. Sidewalk Paving

The selection of ground plane materials is critical within the public realm and will play a critical role in enhancing the character of the Ivy District as a pedestrian focused neighborhood aesthetic. The paving palette is intended to be limited to a small range of materials with complimentary colors and textures.

Sidewalks – Shall be constructed of concrete with a minimum width of 8 feet. Concrete or Clay Paver accent bands are permitted but are intended as an accent only. No colored, stamped or specialty concrete finishes are required and discouraged for public sidewalks. These special finishes may be utilized in plaza, café, or other seating areas.

Crosswalks – Shall be constructed at each Street Intersection or Mid-Block Crossing where pedestrians are encouraged to cross the public street. The Crosswalk shall be a minimum of 12 feet in width and be constructed of concrete or clay unit pavers that are rated for vehicular traffic.

Standards – all sidewalks and crosswalks shall be constructed to meet the minimum design performance standards of the Pearland Engineering Design Criteria Manual (2007). Additionally, all requirements of the *American's with Disability Act (ADA)* and *Texas Accessibility Standards (TAS)* shall be met for all sidewalks, ramps and crosswalks.

C. Site Furnishings

Benches and Receptacles – will be required throughout the development. Benches and receptacles shall be commercial or institutional grade and be constructed of primarily metal components. Benches and receptacles shall be sourced from the same manufacturer to ensure cohesiveness of design. Benches and receptacles shall be constructed of high quality steel with a durable paint or powder-coated finish. Trash receptacles with separate compartments for trash and recycling are encouraged. Wooden components are discouraged along the public sidewalks, but are acceptable for restaurant and retail uses that offer a café area adjacent to the public sidewalk.

- **Placement along Public Sidewalks** – Minimum requirements for benches and receptacles along public sidewalks are as follows. Each block face shall have a minimum of 3 benches and 3 receptacles. Generally, one receptacle and one bench shall be located at each end of the block and one receptacle and one bench generally located mid block. Specific spacing will be determined during the design phase to eliminate conflicts with street trees and on-street parking spaces.

- **Installation** – Benches and Receptacles shall be permanently attached to a concrete base or other permanent substrate.

Bicycle Parking – is required and intended to support the design and function of streets and open spaces and enhance the character of the Ivy District as a pedestrian and bicyclist focused neighborhood. Bicycle parking shall be made of durable and vandal-resistant materials such as stainless steel or powder-coated steel or other heavy duty materials where appropriate. Bicycle parking shall be provided along the street/sidewalk. A minimum of two Bicycle racks (or combination of bicycle racks) that accommodate a minimum of 6 bicycles each shall be provided at each block of the development. The bicycle racks shall be located predominately near retail uses.

Site Lighting – is intended to be attractive and visually engaging while providing public safety and enhancing the character of the Ivy District as a pedestrian focused neighborhood. Certain areas of the Ivy District neighborhood are intended to have lower lighting levels, such as the Clear Creek Sub District (CC) where it is important to minimize light pollution so as not to disturb wildlife and maintain a natural setting. The Ivy District shall develop a 'Master Lighting Plan' for review and approval by the City manager before submittal of their development application. Decorative Street and pedestrian scale lighting are encouraged to enhance the character and pedestrian focused neighborhood aesthetic.

Tree Grates – are approved for use within the public realm for areas where street trees are required but walk-able space is limited. Tree Grates shall be constructed of ductile iron and be a minimum of 5 feet by 5 feet.

D. Landscape Materials

Street Trees – Street trees shall be required on streets in the Ivy District. Street trees shall be planted no closer than 4 feet from edge of curb. Street Trees shall be a minimum of 4 inches (caliper diameter) as measured 12 inches from the base of the root ball and shall be a minimum of 12 feet tall at the time of planting. Street Trees shall be planted an average of 30 feet on center along all public streets. Multi-trunked trees are not acceptable for Street Tree Planting. Street Trees shall be planted in a planting area no less than 40 square feet or 25 square feet if Tree Grates are utilized.

Boulevard Trees – Boulevard Trees shall be required in the median and spacing and species type shall be maintained along the street. Boulevard Trees shall be a minimum of 4 inches (caliper diameter) as measured 12 inches from the base of the root ball and shall be a minimum of 12 feet tall at the time of planting. Boulevard Tree plantings within the median shall follow spacing and offset requirements of Section 4.2.3.9 of the Pearland UDC.

Planted Areas – Where visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, turf or combination thereof. Turf Grass shall be installed as solid sod. Seeding will not be accepted.

Species – Landscape Materials shall include plants from the approved list of ground cover, vines, perennials, shrubs, and trees plant list in Chapter 4 (Site Development) Section 4.2.2.5 and the Replacement Tree List in Chapter 4 (Site Development) Section 4.2.3.9 of the Pearland UDC.

J – Signage Standards:

A. Introduction

Signage helps to highlight the identity of businesses while enhancing the appearance of the streetscape and should be of a creative and engaging nature at the Ivy District. Except as specifically listed below, and in Table 10.1 in the following page, all other signage and sign standards must comply with Chapter 4 Site Development, Article 2. Division 5 Signage, as amended, of the City of Pearland UDC, 8th Edition, January 2013 and the T-15 and T-16 amendments approved June 24, 2013 and December 16, 2013, as amended, City Standards and the Texas Municipal Uniform Traffic Control Devices, latest edition. The signage standards and guidelines in this part shall apply to all signs in the Ivy District. A "Master Signage and Wayfinding Plan" shall be prepared based on the design controls in this part.

B. Signage Design Controls

Standards

A. Overall

- (1) No billboards, roof signs, back-lit box signs, flashing, moving or video signs are permitted. Where possible, exposed junction boxes, lamps, tubing, conduits, or raceways are not permitted.
- (2) Signage is intended to address the pedestrian level and no portion of any sign may extend more than twenty-five (25') above sidewalk grade.

B. Signage Area

- (1) Sign area is defined as the area of a sign that is used for display purposes excluding small supports. Sign area shall be computed on the basis of a rectangle large enough to frame the display or text.
- (2) Retail wall signs on buildings shall not exceed three square feet (3 sf) per linear foot of retail frontage or forty-five square feet (45 sf); whichever is lower for each street frontage. Wall signs related to a full service grocery store may be up to one hundred fifty square feet (150 sf) per building face along a public right-of-way.

C. Signage Types

- (1) One projecting sign per every thirty linear feet (30') of retail is permitted. Each primary projecting sign for retail tenants shall not exceed twenty-four square feet (24 sf) in area, and if a single tenant maintains more than thirty linear feet (30') of street frontage, each additional sign shall not exceed ten square feet (10 sf). Corner businesses are allowed one primary projecting sign per street frontage. Three-dimensional projecting signs shall not exceed forty-eight cubic feet (48 cf) in volume. Parking directional signs shall not exceed an area of fifteen square feet (15 sf).
- (2) Signage on awnings is permitted in lieu of projecting signs and must not exceed thirty square feet (30 sf) of sign area.
- (3) Residential wall signs shall not exceed twenty square feet (20 sf) Residential projects may utilize signage on awnings over the primary multi-unit entryway. Copy areas on awnings shall not exceed thirty square feet (30 sf).

Guidelines

The following guidelines complement Signage Design Standards in Section B.1 of this part.

A. Overall

- (1) Consistency among signs within the Ivy District is encouraged to create visual harmony between signs, buildings, and other components of the district.
- (2) Compatibility between signage, architectural and site design features are encouraged within the Ivy District.
- (3) Signage that is in character with planned and existing uses is encouraged to create a unique sense of place.
- (4) Multi-tenant commercial uses are encouraged to develop a unique set of sign regulations in conjunction with development standards.

Signage Design Controls			
Table J.1			
Sign Type	Predominately Non-Residential Areas	Predominately Residential Areas	Standard
Wall (Building or Attached) Signs	P	P (Commercial and live-work uses only)	<p>For all first floor commercial uses (retail, office and restaurant): One sign per tenant space; area to be calculated at 15 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant.</p> <p>Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 15 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. feet.</p> <p>Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage with a maximum of 100 sq. feet.</p> <p>Live-Work and Home occupations: One sign limited to an area of 20 sq. feet max.</p> <p>Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk.</p> <p>Building signs may be externally lit.</p> <p>Marquee signs as only permitted as specified below.</p> <p>One monument sign at the project entry for the purposes of identifying the project or district.</p>
Monument Signs	P	NP	<p>Shall be in compliance with the Pearland Unified Development Code, 8th Edition, January 2013 and the T-15 and T-16 amendments approved June 24, 2013 and December 16, 2013., except as modified by this PD document.</p> <p>Limited to 20% of the window area.</p> <p>The following shall be exempt from this limitation.</p>
Window Signs	P	p (Commercial and live-work uses only)	<p>Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs:</p> <p>Mannequins and storefront displays of merchandise sold; and</p> <p>Interior directory signage identifying shopping aisles and merchandise display areas;</p> <p>Shall be in compliance with the Pearland Unified Development Code, 8th Edition, January 2013 and the T-15 and T-16 amendments approved June 24, 2013 and December 16, 2013., except as modified by this PD document;</p> <p>One per building (commercial and mixed use buildings only).</p>

J – Signage Standards (cont):

Signage Design Controls			
Table J.2			
Sign Type	Predominately Non-Residential Areas	Predominately Residential Areas	Standard
Building Blade Signs	P	P (Commercial and live-work uses only)	<p>Area = 30 sq. feet maximum per sign face.</p> <p>May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane.</p> <p>Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor façade.</p> <p>One per commercial tenant space (retail, office, or residential use).</p>
Tenant Blade Signs	P	P (Commercial and live-work uses only)	<p>Area = 16 sq. feet maximum per sign face.</p> <p>May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane.</p> <p>Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the first floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk.</p>
Marquee Signs	P	NP	<p>Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more.</p> <p>Marquee signs shall be attached to the building or located above or below a canopy only.</p> <p>Area = 100 sq. feet maximum.</p> <p>Message board may be changeable copy (electronic and non-electronic) and shall be limited to 50% of the sign area. Electronic message boards shall be non-flashing, nor shall flashing lights of any kind be permitted.</p> <p>Electric Marquee signs shall have an accessible disconnect switch and shall be labeled to indicate the voltage and amperage of electrical circuits connected to the sign.</p>
For Sale/For Lease Signs	P	P	Same as the City of Pearland Sign Regulations.
Address Signs	P	P	Same as the City of Pearland Sign Regulations.
Temporary Construction Signs	P	P	Same as the City of Pearland Sign Regulations.
Banners	P	P	<p>Same as the City of Pearland Sign Regulations.</p> <p>Permitted only for retail, service, or restaurant uses.</p> <p>Limited to 12 sq. feet per sign face per storefront.</p>

Signage Design Controls			
Table J.3			
Sign Type	Predominately Non-Residential Areas	Predominately Residential Areas	Standard
Sandwich Board Signs	P	P (Commercial and live-work uses only)	<p>Sign may not exceed 4 feet in height.</p> <p>A minimum of 6 feet of sidewalk shall remain clear.</p> <p>Chalkboards may be used for daily changing messages.</p> <p>Readerboards (electronic and non-electronic) shall be prohibited.</p> <p>Sign shall be removed every day after the business is closed.</p> <p>Sign shall remain out of the public R.O.W.</p> <p>Permitted only with approval of the City.</p> <p>Must allow for 8 ft. clear height below banner.</p> <p>Max 10 sq. feet per sign face.</p>
Light Pole Banners	P	P	<p>Limited to one per light pole.</p> <p>All light pole banners shall be approved by the appropriate utility company prior to consideration by the City.</p> <p>Light pole banners shall be limited to publicize community -wide events, holiday celebrations, public art, and other community events.</p> <p>Light pole banners shall have a unified design for the entire district.</p>
Directory Signs	P	P (Commercial and live-work uses only)	<p>Shall be allowed for all multi-tenant commercial and mixed use buildings only.</p> <p>One directory sign per multi-tenant building limited to 12 sq. feet in area.</p> <p>Design of the sign shall be integral to the façade on which the sign is to be affixed.</p>
Pole Signs	NP	NP	
LED Signs	NP	NP	

K – Regulating Plan:

LEGEND

-  PROPOSED STREET TREE
-  PROPOSED ORNAMENTAL TREE
-  REFORESTATION
-  CROSSWALKS
-  PEDESTRIAN PATHS
-  LANDSCAPED AREAS
-  OPEN SPACE AREAS



(PRELIMINARY 2015.09.15)

L- Amenity Plan

A. Introduction

This part establishes the Public Open Space and Private Open Space Design Controls for Ivy District. The Public Open Space Design Plan may designate several areas for proposed Public Open Space types within Ivy District. The detailed Public Open Space Design Controls for each type are included in this portion of the PD document. A "Master Open Space and Landscape Plan" shall be prepared based on the design controls in this part.

B. Public Open Space Design Controls

The design of Public Open Space shall be regulated by the Public Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities are accommodated in a variety of spaces ranging from larger parks to neighborhood-scaled greens to urban squares, plazas and gardens. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike.

C. Standards

a. Overall

- (1) Areas designated as publicly accessible open space at the Ivy District will be included in final plans. Publicly Accessible Open Space at The Ivy District, excluding tower areas and courtyards, must be publicly accessible during normal operating hours.
- (2) Building structures may be permitted within areas designated as Dedicated Open Space. Some permitted buildings may include public restrooms, and open-air park pavilions, and buildings with vendor facilities for arts and cultural events.
- (3) All amenities located in the Public Open Spaces shall also meet the standards of the Harris and Brazoria County Flood Control District. Public use of amenities that overlap with the Hams and Brazoria County Flood Control District water shed space shall be approved by both the Harris and Brazoria County Flood Control Districts prior to submittal of a plat application.

b. Clear Creak Recreational Park

The Clear Creek Recreational Park may be defined by multi-use pathways, as well as landscaped open space. It may include limited hardscape areas with benches and areas for casual seating. It may include restroom facilities and water fountains in a convenient location for users and available infrastructure. Where necessary, it may be lined to reduce erosion and protect the existing slope south of the stream.

c. Greens, Squares and Plazas

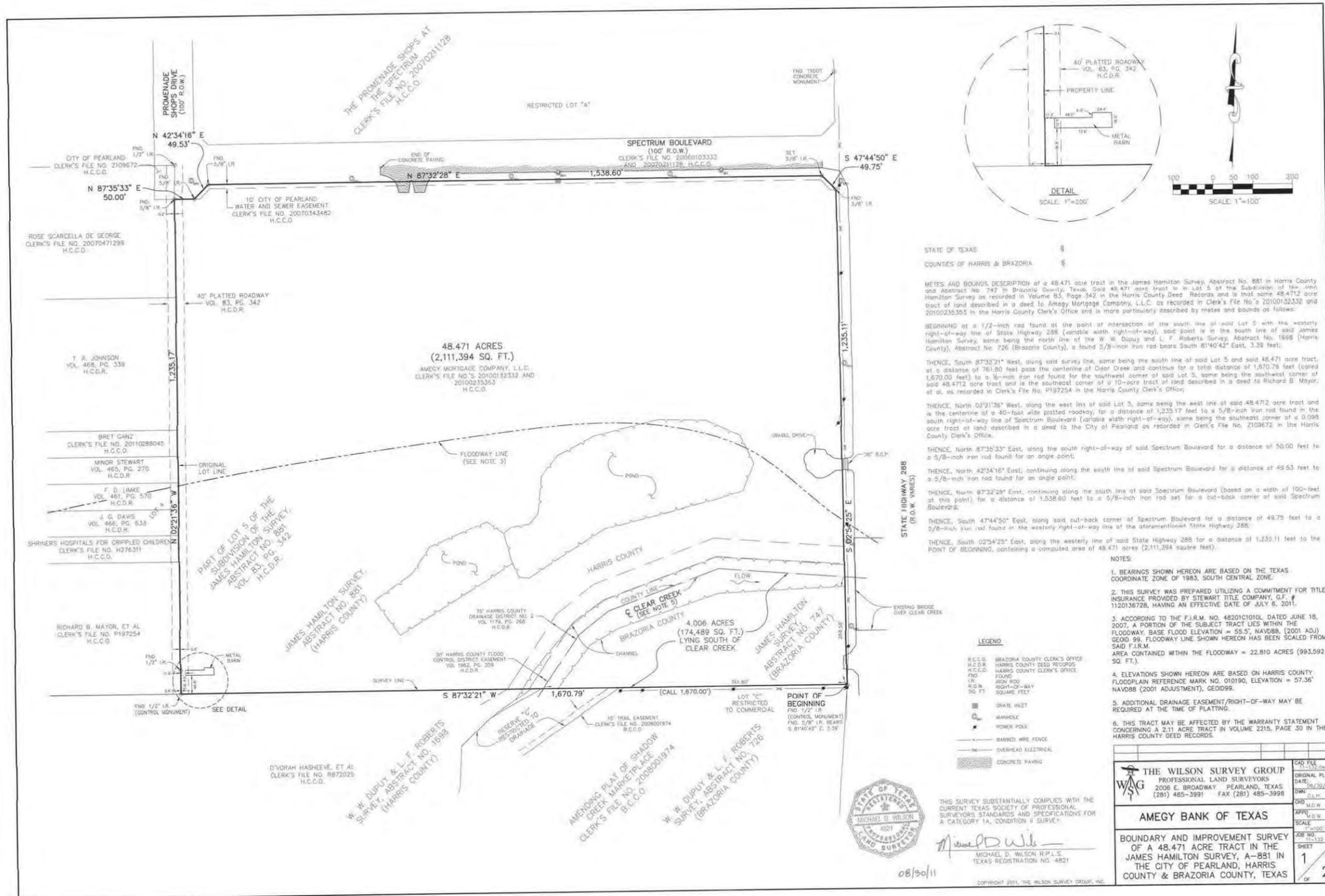
Areas throughout the 48.5 acre campus will be appropriately designed with passive recreation areas. The major pedestrian plaza will be located within the median of Parkview Terrace Drive. This civic space will include special paving and a seating areas and intensive landscaping. This area will be a space for public art, outdoor fountains, festivals and outdoor dining. Additionally, a large stand of mature trees located within the townhouse development will be preserved as a green for the town home neighborhood. Landscape throughout the mixed use campus will

consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating shall be provided where appropriate

d. Ancillary Structures

- (1) Ancillary structures within public Open Spaces shall be formal in character and generally related to, but clearly subordinate to surrounding buildings.
- (2) Each individual structure shall keep in character or complement the style of nearby buildings.
- (3) Ancillary structures shall have one or more open sides or covered area that provides shade and shelter.

Survey:



Tree Survey:

