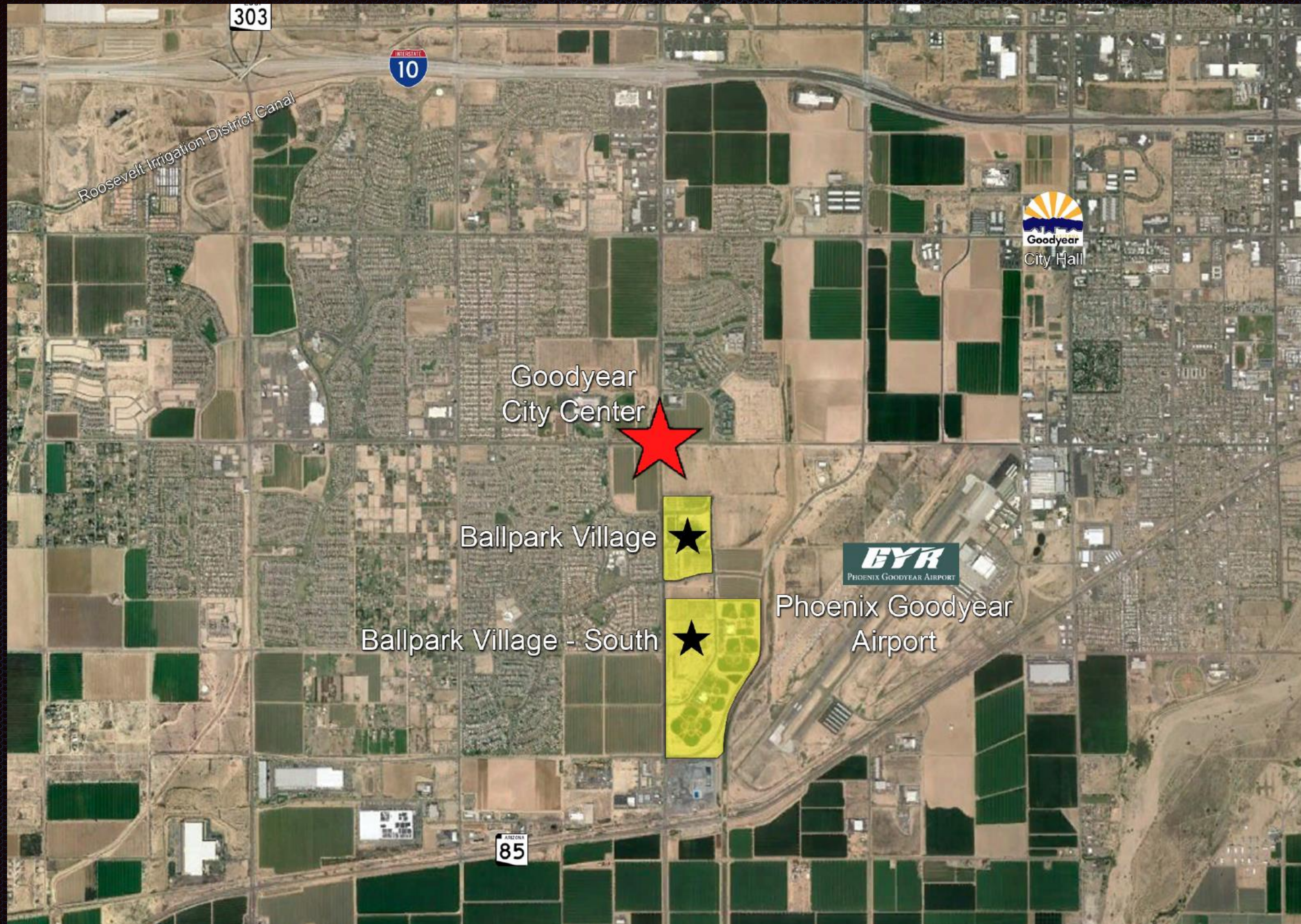


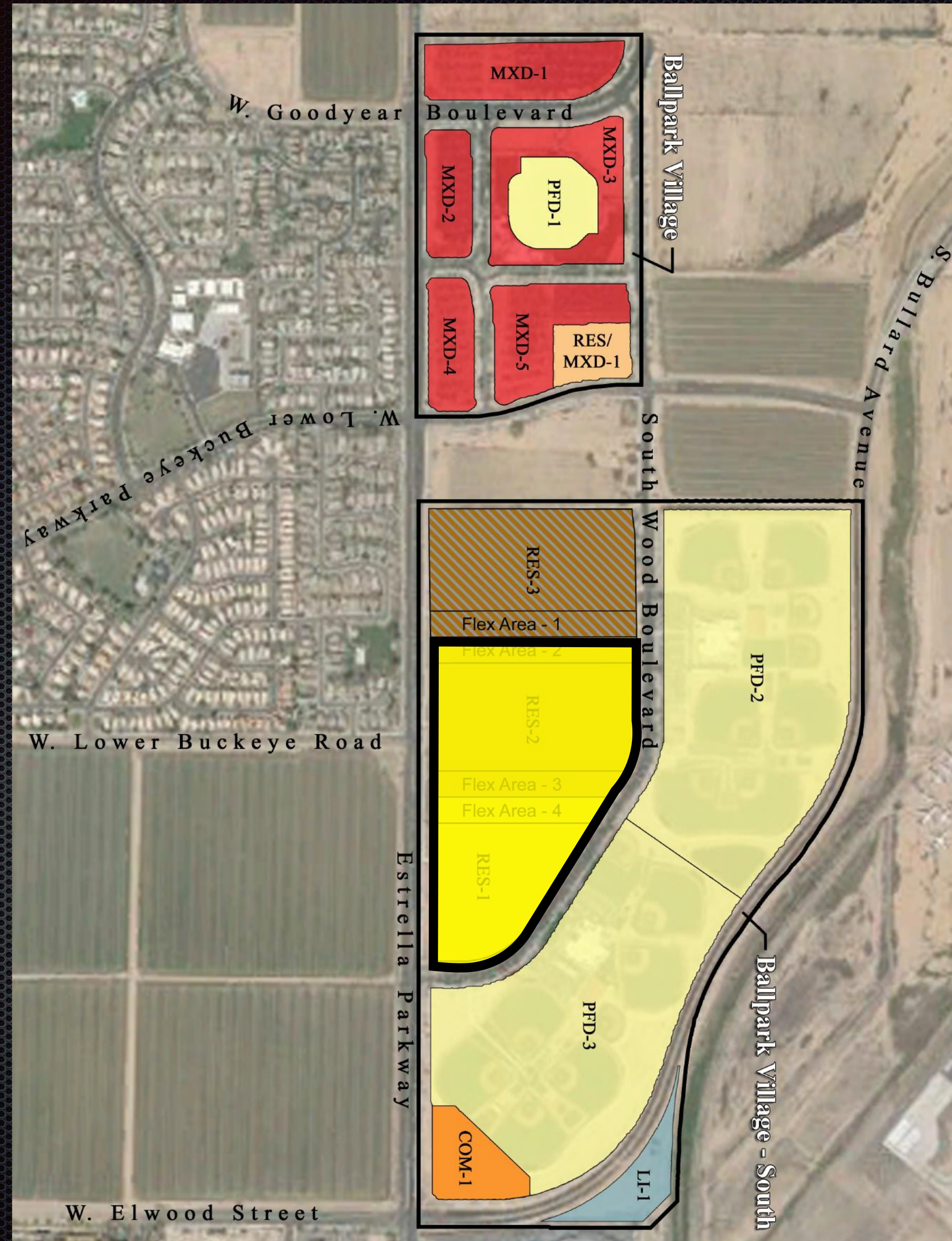
Prose at Ballpark Village

PAD Amendment to the Ballpark Village & Ballpark Village - South Amended PAD

City Council
March 1, 2021



	PFD Public Facility
	COM Commercial
	LI Light Industrial
	MXD Mixed-Use
	RES/MXD Residential/Mixed-Use
	RES Residential
	RES Residential w/ Municipal Parking Overlay



2017 Approval

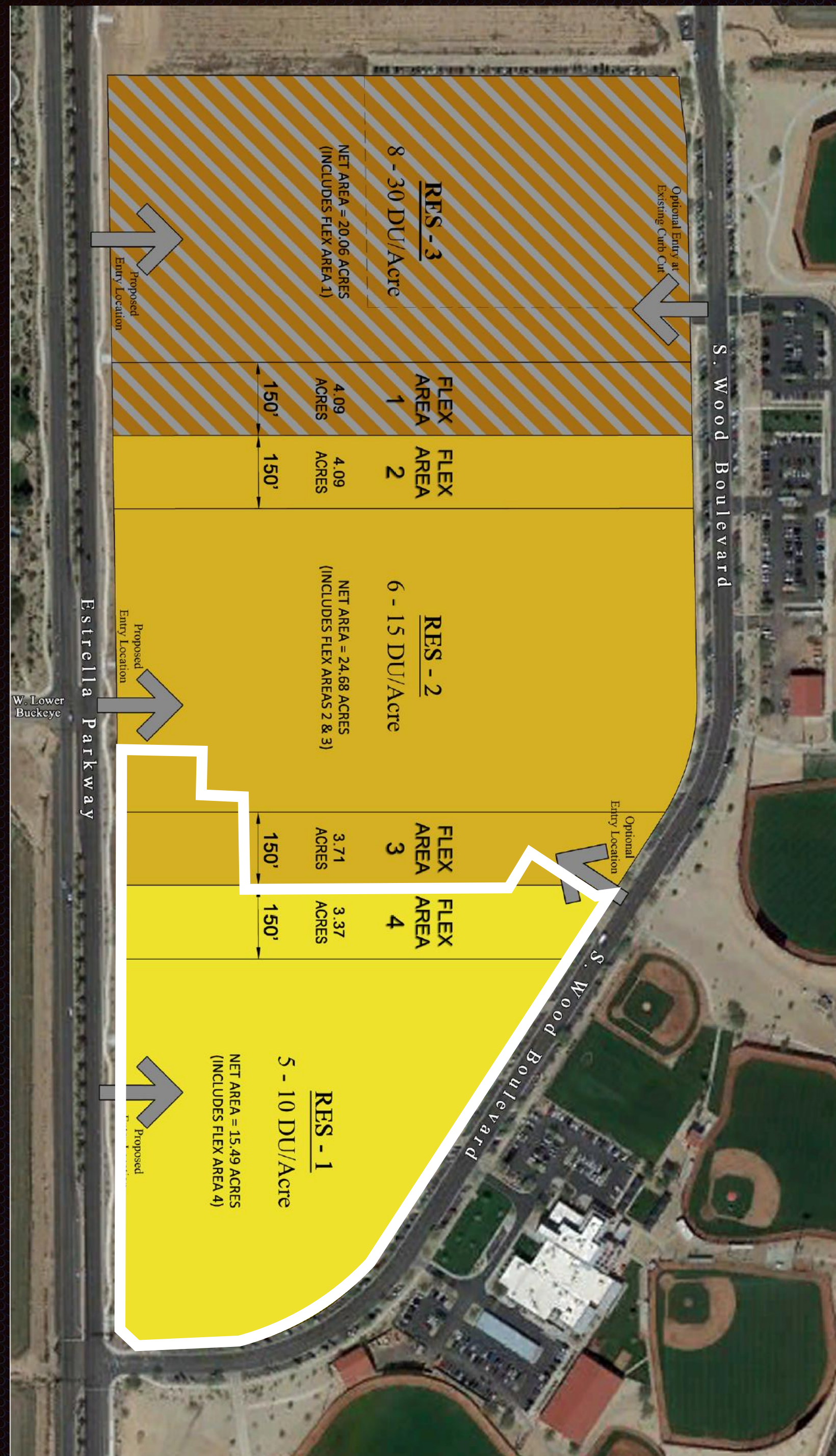


Table B Cont.: RES Category Development Standards (RES category within Ballpark Village-South)

<u>Multi-Family</u>			
Development Standard	RES-1	RES-2	RES-3
Min. Net Site Area (sq. ft.)	0	0	0
Max. Net Site Area (sq. ft.)	Not applicable	Not applicable	Not applicable
Required Site Width/Depth Ratio	Not applicable	Not applicable	Not applicable
Min. Site Width (ft.)	0	0	0
Min. Site Depth (ft.)	0	0	0
Max. Height (ft.)	42	42	75
Density Range (min.-max.)	5-10	6-15	8-30
Max. MF or Condominium Site Coverage	100%/100%	100%/100%	100%/100%
Min. Unit/Building Separation (ft.)	0/0	0/0	0/0
Min. Private Open Space (sq. ft.) (Includes balconies/courtyards)	40	40	40
Min. Unit/Building Setback ¹ (ft.)			
- Front	5/5	5/5	0/0
- Side	0/0	0/0	0/0
- Rear	3/3	3/3	0/0
- Street side	5/5	5/5	5/5
Min. On-Site Landscaping (% of Net Site Area)	15% (Per multi-family community)		
Min. Recreational O/S	Up to 5% of the Min. On-Site Landscaping Area (Per multi-family community)		
Minimum Sidewalk Width (ft.)	4	4	4

Proposed Amendment

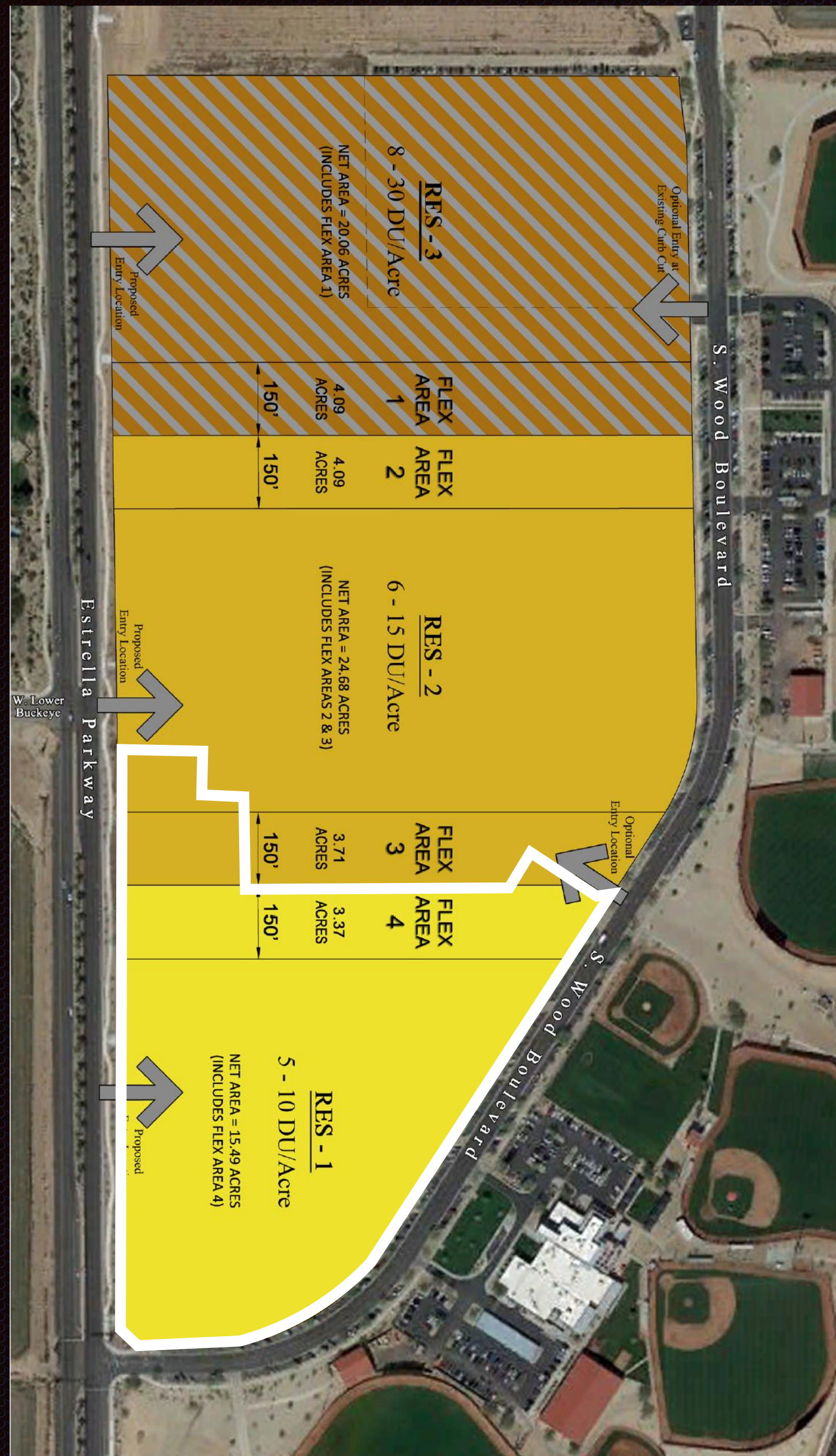


Table B Cont.: RES Category Development Standards (RES category within Ballpark Village-South)

Multi-Family			
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Min. Site Width (ft.)	0	0	0
Min. Site Depth (ft.)	0	0	0
Max. Height (ft.)	42 46	42 46	75
Density Range (min.-max.)	5-10 30	6-15 30	8-30
Max. MF or Condominium Site Coverage	100%/100%	100%/100%	100%/100%
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Minimum Sidewalk Width (ft.)	4	4	4

Prose at Ballpark Village

- 20.83± gross (16.92± net) acres
- High-quality, gated multi-family development
- 360 units
- 21.3 du/net ac.
- 1- and 2-bedroom units
 - 800 sf and 1,100 sf
- 3-story buildings



1

ELEVATION BLDG 1 - STREET FACING

1/8" = 1'-0"



BRICK VENEER



METAL SHADE AWNINGS WITH
STANDING SEAM METAL



WOOD VENEER



CONTEMPORARY STYLE
LIGHT FIXTURES

EXTERIOR FINISH LEGEND

- PT-A**
STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"
- PT-B**
STUCCO, SECONDARY BODY
DUNN EDWARDS
DE6228 "PLAY ON GRAY"
- PT-C**
STUCCO, ACCENT BODY
DUNN EDWARDS
DE6229 "CALICO ROCK"
- PT-D**
STUCCO, ACCENT TRIM, METAL RAILING
DUNN EDWARDS
DE6049 "CHAPS"
- MAS-1**
BRICK VENEER
CORONADO STONE "SPECIAL USED BRICK"
COLOR: BEAR CREEK
- WD-1**
FAUX WOOD VENEER
CORONADO STONE "REFINED WOODSTONE"
COLOR: BLACKENED OAK
- MTL-1**
STEEL SHADE CANOPY
STANDING SEAM METAL, SILVER
- GL-1**
WINDOWS & GLASS DOORS:
VINYL DUAL PANE, LOW-E
FRAME COLOR: TAN

EXTERIOR FINISH LEGEND

- PT-A**
STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"
- PT-B**
STUCCO, SECONDARY BODY
DUNN EDWARDS
DE6228 "PLAY ON GRAY"
- PT-C**
STUCCO, ACCENT BODY
DUNN EDWARDS
DE6229 "CALICO ROCK"
- PT-D**
STUCCO, ACCENT TRIM, METAL RAILING
DUNN EDWARDS
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COLOR: BLACKENED OAK
- MTL-1**
STEEL SHADE CANOPY
STANDING SEAM METAL, SILVER
- GL-1**
WINDOWS & GLASS DOORS:
VINYL, DUAL PANE, LOW-E
FRAME COLOR: TAN



CURRENT VERSION OF BUILDING ELEVATIONS 12/8/20

EXTERIOR FINISH LEGEND

- PT-A**
STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"
- PT-B**
STUCCO, SECONDARY BODY
DUNN EDWARDS
DE6228 "PLAY ON GRAY"
- PT-C**
STUCCO, ACCENT
DUNN EDWARDS
DE6229 "CALICO ROCK"
- GL-1**
WINDOWS: VINYL, DUAL PANE, LOW-E
FRAME COLOR: TAN



FIRST VERSION OF BUILDING ELEVATIONS SUBMITTED 9/17/20

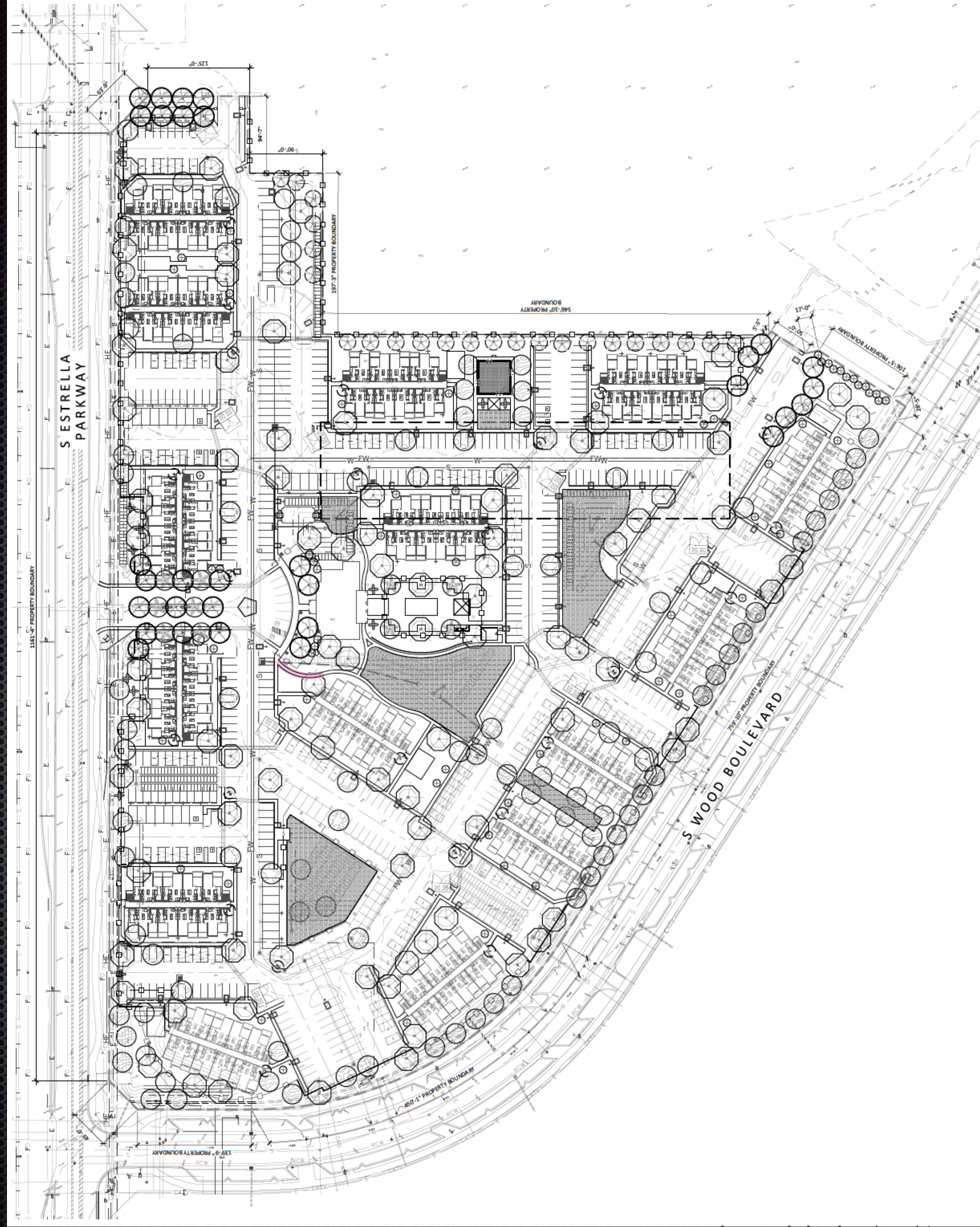
Request the City Council's approval in
accordance with Planning Commission
and Staff's Recommendations for
Approval.



Solace

REV

Prose



PT-A
STUCCO, MAIN BODY
DUNN EDWARDS
DE6227 "MUSLIN"

PT-B
STUCCO, SECONDARY BODY
DUNN EDWARDS
DE6228 "PLAY ON GRAY"

PT-C
STUCCO, ACCENT BODY
DUNN EDWARDS
DE6229 "CALICO ROCK"

PT-D
STUCCO, ACCENT TRIM, METAL RAILING
DUNN EDWARDS
DE6049 "CHAPS"

MAS-1
BRICK VENEER
CORONADO STONE "SPECIAL USED BRICK
COLOR: BEAR CREEK"

WD-1
FLAX WOOD VENEER
CORONADO STONE "REFINED WOODSTOCK
COLOR: BLACKENED OAK"

MT-1
STEEL SHADE CANOPY
STANDING SEAM METAL, SILVER

GL-1
WINDOWS & GLASS DOORS:
VINYL, DUAL PANE, LOW E
FRAME COLOR: TAN

