

Planned Development Districts 13 composed of a combination of retail, offices, service and residential uses including the range of uses specified as permitted in the Light Industrial (LI) District by Article IV "Permissible Uses" of the Unified Development Code of the City of Grand Prairie. Prior to the issuance of any building permit a site plan shall be submitted to, and approval obtained for same from the City Commission, after recommendation by the Planning and Zoning Commission. Such site plan shall set forth the building areas, off-street parking, points of access, building setbacks, utility easements, curbs, sidewalks, open spaces, drives, drainage facilities, arrangement of land uses by type and related physical relationships including maximum height of all structures which may exceed three (3) stories in height.

The density, coverage, off-street parking and loading standards shall comply with the minimum standards specified for such various types of use in the Light Industrial (LI) District and the height shall comply with those prescribed for the Central Area (CA) District.

Provisions shall be made for the right-of-way and development of State Highway Loop 9 and for other adjacent major or secondary thoroughfares and the access to the property shall be coordinated with the plans for such thoroughfare.