

Planned Development District 14 covering areas as delineated on the Zoning District Map and permitting retail uses as a shopping center as prescribed for the General Retail (OR) District and apartments as a housing complex as prescribed by the Multi Family-One (MF-1) District of Article IV *Permissible

Uses" of the Unified Development Code of the City of Grand Prairie, Tom& Prior to the issuance of any building permit a site plan shall be submitted to and approval obtained from the City Commission, after recommendation from the Planning and Zoning Commission. Such site plan shall set forth the building areas, off-street parking, points of access, yards and building setbacks, utility casements, curbs, sidewalks, open spaces, drives, drainage facilities and area intended for each specific type of use.

The density, coverage, off-street parking, height, yards, building spacing and dwelling floor area shall comply with the minimum standards prescribed for the OR District for all retail and service uses and structures and for the MF-1 District for* all apartment buildings.

Provisions shall be made for any necessary thoroughfare or street right-of-way dedication to comply with the Thoroughfare Plan of the City of Grand Prairie and to accommodate the proposed use of the property.