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Special Complex

Planned Development District permitting retail, apartment, office and service uses as prescribed for the OR District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas plus automobile sales and service; office buildings, including two stores in height; wholesale offices and sales and commercial amusements; subject to the approval of a site plan by the City Commission after recommendation by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility casements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the City Council and the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed to function with the arrangement of Interstate Highway 20 as planned and developed. Where a variety of types of land use are proposed on a single tract, the site plan shall delineate the area proposed for each type of use.

The density, coverage, and off-street loading standards, shall comply with the minimum standards specified for the OR district for the retail and service development, and buildings may be built to any legal height, provided that the FAR does not exceed the ratio specified for PD Districts in Article VII "Special Districts". The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.

PD-30

Light Industrial

Planned Development District permitting light industrial uses as prescribed for the Light Industrial (LI) District in Article IV "Permissible Uses" of the UDC of Grand Prairie, Texas, subject to the approval of a site plan by the City Council after recommendations by the Planning and Zoning Commission prior to the issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development and shall provide for the dedication and improvement of any street deemed necessary by the City Council and the Planning and Zoning Commission for access to the property to adjacent property or for circulation around the site. Provisions shall be made for the dedication of the pro rata share of any right-of-way required to comply with the standards of the Major Thoroughfare Plan of the City of Grand Prairie and to provide adequate access to the property and to the adjacent property. The site plan shall recognize and be designed for function with the arrangement of I.H. 20 as planned and developed. Where a variety of types of land use are proposed on single tract, the site plan shall delineate the area proposed for each type use.