

## **EXHIBIT “B”**

### **Proposed Planned Development Provisions**

#### **Hunter’s Pointe**

- A. Property Location and Size:** This Planned Development District is established on property at 1831 E Broad Street, 1840 and 1850 Cannon Drive, and further described as approximately 11.52 acres directly to the east of the intersection of East Broad Street and Cannon Drive
- B. Permitted Uses:** The permitted uses for this PD, Planned Development District, shall be all uses as set forth in Section 4400B of the Mansfield Zoning Ordinance, for the C-2, Community Business District, excluding the following uses:
1. Accessory Residential Uses: Quarters for On-Site Manager or Caretaker of Mini-warehouses
  2. Automobile/Vehicle Services Uses: Auto Glass, Upholstery or Muffler Shop, Auto Parts or Accessory Sales (Indoor), Auto Sales (In Building), Gasoline Service Station, New and Used Car Sales Lot
  3. Commercial and Warehouse Uses: Building Material or Lumber Yard, Storage or Sales Warehouse.
  4. Educational, Institutional and Specific Uses: Convent or Monastery, Labor Union or Similar Union Organization
  5. Hotels, Group Quarters and Other Lodging Places: Hotel or Motel
  6. Recreational and Entertainment Uses: Bowling Alley, Pool or Billiard Hall
  7. Food Service with Drive-Thru for those portions of the property abutting the eastern property line, directly adjacent to the school site.
- C. Area, Setback and Height Requirements:** Area, setback and height requirements will comply with the provisions outlined in Section 4500B of the Zoning Ordinance, as provided for C-2 uses set forth therein.
- D. Parking Requirements:** Parking requirements will comply with the provisions outlined in Section 7200 of the Zoning Ordinance.

**E. Landscaping and Screening Requirements:** The landscaping and screening requirements for this Planned Development will comply with the provisions outlined in Sections 7300 and 7301 of the Zoning Ordinance, except as specifically provided below:

1. Along the eastern property line, the existing chain link fence will remain the full length of the property. Additionally, vinyl slats and shrubs shall be added along the full length of the chain link fence line to create an opaque screening. The existing shrubs will remain and/or be replaced and new shrubs, a minimum of four feet in heights at the time of planting, shall be planted by the developer during the initial phase of development. The shrubs shall be chosen from Section 7300.EE, "Recommended Plat List" for shrubs, and shall exclude all "Dwarf" varieties. Alternate shrub types may be provided by the Landscape Administrator. Maintenance of the living screening wall shall be in accordance with the provisions as set forth in Section 7300.

**F. Sign Standards:** Signage within this Planned Development shall comply with the provisions as set forth in Section 7100 of the Zoning Ordinance.