

**ZC#15-019**

**EXHIBIT “B”**

**BROAD STREET MARKETPLACE PLANNED DEVELOPMENT**

**DEVELOPMENT STANDARDS AND REGULATIONS**

These Development Standards and Regulations (the “Development Standards”) shall apply to all development in the Broad Street Marketplace Planned Development (the “Broad Street PD”), as further legally described in Exhibit “A”, and are to be utilized in conjunction with the Development Plan for the Planned Development.

1. Permitted Uses. Uses permitted in the Broad Street PD shall only ***include***: Art Gallery or Museum; College, University, Business or Professional School; Community Center, Public; Day Nursery or Child Care Center; Elementary or Secondary School, Private; Fraternal Organization, Lodge or Civic Club; Hospital/Home/Center for General, Acute or Chronic Care; Kindergarten, Private; Labor Union or Similar Union Organization; Nursing or Assisted Living Facility; vocational or Trade School; Bakery or Confectionery Shop, Retail; Book Store, Retail; Camera and Photography Supply; New Clothing or Department Store; Drug Store or Pharmacy; Florist, Retail; Food or Beverage Sales Store; Furniture, Home Furnishings or Appliance Store; Upholstery; Gift Store; Handicraft or Art Object Sales Store; Hobby, Toy or Game Shop; Jewelry Store; Luggage or Leather Goods Store; Nursery or Garden Shop, Retail; Pet Shop; Sewing, Needlework and Goods Store; Stationery Store; Sporting Goods or Bicycle Shop; Advertising Agencies; Drive-In Banking Facilities; Banking Offices or Facilities Excluding Drive-In Services; Beauty shop or Barber Shop; Catering Service; Computer and/or Data Processing Services; Eating Places without Drive-Through Services; Agents for Garment Pressing, Laundries or Dry Cleaning; Key Shop; Mailing, Reproduction, Commercial Art, Photo or Steno Services; Medical or Dental Laboratories; Office, Physician, Dentist or Other Health Practitioners; Office, Professional or Administration; Personnel Supply Services; Pet Grooming; Private Club or Lodge; Shoe Repair Shop or Shoe Shine Parlor; Studio for Photographer, Musician or Artist; Tailor or Dressmaking Shop; Veterinarian Office Only; Hotel; Utility Business Office; Amusement, Commercial (Indoor); Bowling Alley; Membership Sport or Recreation Club; Roller or Ice Skating Rink; Swimming Pool, Commercial; Theatre, Other Than Drive-In.

2. Uses Requiring Specific Use Permit. The following uses are not permitted by right in the Broad Street PD and shall require Specific Use Permit approval by the City Council: Auto Glass, Upholstery or Muffler Shop; Auto Parts or Accessory Sales (Indoor); Auto Rental; Auto Sales, In Building; Auto Repair Garage; Building Material/Hardware Store without lumber yard; Plumbing, Electrical or Air-Conditioning Sales and Service; Wholesale Office or Sample Room only; Cleaning and Laundry, Retail; Eating Places with Drive-Through Service; Parking Lot or Structure, Commercial. Future application for approval of Specific Use Permit shall comply with the requirements of Section 6100 of the City of Mansfield Zoning Ordinance.

3. Area, Height and Setback Regulations. Area, Height and Setback regulations shall be those required for development in the C-2 Community Business District as set forth in Article 3. Section 4500 of the City of Mansfield Zoning Ordinance, **with the exception that the maximum height will be limited to 35 feet for any structure within 300 feet of a lot within The Lakes of Creekwood Addition.**

4. Community Design Standards. Community design standards shall be those required for development in the C-2 Community Business District as set forth in Article 3. Section 4600 of the City of Mansfield Zoning Ordinance.
5. Off-Street Parking and Loading Standards. Off-street parking and loading standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7200 of the City of Mansfield Zoning Ordinance.
6. Landscaping and Screening Standards. Landscaping and screening standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7300 of the City of Mansfield Zoning Ordinance.
7. Sign Standards. Sign standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7100 of the City of Mansfield Zoning Ordinance.
8. Other Development Standards/Regulations. All development standards and regulations not specifically set forth herein shall be those required for development in the C-2 Community Business District as set forth in the relevant section of the City of Mansfield Zoning Ordinance.
9. Development Plan. Approval of the zoning for the Broad Street PD shall not require simultaneous approval of the Development Plan for the Broad Street PD; provided, however, no plat shall be approved or building permit issued for development in the Broad Street PD until the Development Plan has been submitted to the City for approval by the City Council. The purpose of Development Plan review for the Broad Street PD is to achieve the individualized site development review that would normally be accomplished under planned development district zoning at the time the initial zoning decision was made. In reviewing the Development Plan submitted pursuant to this provision, the City Council will be reviewing the site development proposal for the following issues:
  - a. Internal traffic circulation;
  - b. Impact on external traffic circulation;
  - c. Site signage;
  - d. Building facades and articulation;
  - e. Compatibility of the site design with adjacent properties;
  - f. Internal landscaping;
  - g. Internal and external lighting impacts;
  - h. Compliance with master community or neighborhood comprehensive planning documents;
  - I. Adequacy of off-street parking, loading and delivery design;
  - j. Storm water impacts and management; and
  - k. Such other design factors as the City Council may determine to be appropriate based upon the location and character of the site.

Approval of the Development Plan by the City Council shall be by simple majority vote at the meeting without a public hearing. The Development Plan Application shall comply with the requirements of Article 5. Section 5100 F. of the City of Mansfield Zoning Ordinance. The City Council may approve the Development plan, approve it with modifications and development conditions deemed appropriate by the City Council, or deny the plan for any issue that is unresolved by the site development proposal as determined by the City Council. A denial of

Development Plan shall not be considered as a denial of the use of the property for the Permitted Uses listed in Section 1 above.

10. Residential Proximity Standards. No lot, premise or tract of land shall be created and no building permit shall be issued for any development that does not meet the regulations applicable to the C-2 District as shown in Section 7400 of the City of Mansfield Zoning Ordinance and future amendments thereof.

11. Lighting. A photometric plan shall be submitted as part of the Development Plan.