

EXHIBIT "B"

ZC#16-002

LOWE'S FARM MARKET PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

These Development Standards and Regulations (the "Development Standards") shall apply to developments in the Lowe's Farm Market Planned Development (the "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 PD shall only include those uses permitted in the C-2, Community Business District as set forth in the Permitted Use Table of the Zoning Ordinance or future amendment thereof.
2. 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 one story and 35 feet.
3. 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.
4. 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.
5. 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, except that the required screening trees may be located outside the 50' gas line easement wherever necessary in lieu of a screening wall in accordance with the attached landscape plan.
6. 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. Notwithstanding the foregoing, the proposed day care site shall be entitled to a monument sign on its property in the location indicated on the Development Plan.
7. 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.

8. Development Plan. a) The development of the proposed day care center shall follow the Development Plan shown in Exhibit "C" and b) For other development besides the day care center, no plat shall be approved or building permit issued for development in the PD until a Development Plan has been submitted to the City for approval by the City Council. The purpose of Development Plan review for the 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 as needed:

- 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 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. The City Council may also approve the Development Plan with modifications and development conditions deemed appropriate by the City Council, so long as such conditions are approved by the applicant.

9. 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.

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