

**EXHIBIT “D”**

**SHOPS AT BROAD PLANNED DEVELOPMENT**

**DEVELOPMENT STANDARDS AND REGULATIONS**

1. Applicability. These Development Standards and Regulations (the “Development Standards”) shall apply to all development in the Shops at Broad Planned Development (the “Shops at Broad PD”), as further legally described in Exhibit “A”.
2. Permitted Uses. Uses permitted in the Shops at Broad Street PD shall be the following:
  - a) Uses permitted in C-2;
  - b) Eating Places with Drive-Through Service by right
  - c) Multi-family Dwelling uses, Apartments, and their accessory uses; and,
  - d) Sports facilities and their accessory uses.
  - e) Trailer sales as a secondary use for a sporting goods store.
  - f) Movie Theatres and Movie Houses
  - g) Housing of Animals as a secondary use for pet store
3. Uses Requiring Specific Use Permit. Uses requiring an SUP shall require an SUP in this planned development district except as permitted in Section 2 above.
4. Development Plan.
  - a) A Development Plan is attached hereto as Exhibit “B” Site Plan and Exhibit “C” Master Sign Plan (collectively the “Development Plan”) for the following sole purposes:
    - i. To establish all setbacks and buffers for the Property in the locations identified on the Development Plan;
    - ii. To establish driveway curb cuts along Broad Street with full median openings as indicated on the Development Plan;
    - iii. To identify development tracts; and,
    - iv. To set forth a general plan of development for Tract 2, as defined herein.
  - b) The locations of structures on Tract 1, as defined herein, are only illustrative in nature. Structures may be located anywhere within Tract 1 provided such

locations comply with the development standards set forth in the C-2 District, defined on Exhibit "F" or as modified herein. Approval of a building permit or plat for any development in Tract 1 shall not require approval of a development plan other than a site plan typically required for building permit review.

- c) Development of Tract 2, including locations of buildings and circulation, shall generally comply with the Development Plan.
5. Development Tracts. For purposes of this planned development, the Property is divided into two development tracts as shown on the Development Plan.
- a) "Tract 1" consists of approximately 72 acres and is intended to develop as a commercial/retail development in accordance with the C-2 development standards, as amended herein.
  - b) "Tract 2" consists of approximately 14 acres and is intended for the development of a sports facility use and multi-family residential use.
6. Area, Height and Setback Regulations.
- a) Area, Height and Setback regulations for nonresidential uses 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, except that setbacks provided on the Development Plan shall control in the identified locations.
  - b) Area and Setback regulations for residential uses shall be those set forth on the Development Plan. The maximum height for Multi-family Dwelling and parking structures shall be 65 feet.
  - c) Setbacks along public streets shall be measured from right-of-way lines existing as of the date of approval of this planned development.
7. Density.
- a) The maximum density for nonresidential uses shall be in accordance with the C-2 Community Business District regulations and as otherwise provided on the Development Plan.
  - b) The maximum number of multi-family residential units is 350.
8. Community Design Standards. Community design standards shall be those required for development in the C-2 Community Business District as set forth in Article 4, Section 4600 of the City of Mansfield Zoning Ordinance except as otherwise amended herein.
9. 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 for the following exceptions and those as defined in Exhibit “F”:

- a) The parking requirement for multifamily uses shall be a minimum of 1.5 spaces per unit.

10. 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 as follows:

- a) The existing tree line within the landscape buffer along the north side of Tract 2 adjacent to the proposed multi-family use as shown on Exhibit “B” shall be preserved except for the area needed for drainage improvements (e.g. drainage channel improvements, outfall, etc.) and a hike and bike trail. In the event of loss of trees within the landscape buffer due to natural causes, safety precautions, or other means beyond the control of the owner of Tract 2, owner of Tract 2 shall replace the lost trees on a caliper-per-caliper inch basis within the landscape buffer.
- b) Setbacks for landscaping shall be provided as set forth on the Development Plan.
- c) Enhanced landscaping consisting of shade trees, ornamental trees and shrubs measuring 6-feet at maturity, shall be planted along landscape strips adjacent to service drives and loading and unloading areas at the rear of buildings on Tract 1 where such areas are in view from adjacent properties.
- d) (Fronts of retail buildings) **PROVIDE MISSING TEXT OR DELETE**
- e) As defined in Exhibit “F”

11. 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 except as follows: (i) signage may be provided as shown on the Master Sign Plan attached hereto as Exhibit “C” and/or as defined in Exhibit “F”; (ii) Freestanding Retail Buildings may have signage on all facades subject to the maximize size per façade set forth in Article 7. Section 7100 of the City of Mansfield Zoning Ordinance or as defined on Exhibit “C” and Exhibit “F.” In the event of a conflict between the provisions of Section 7100 of the Zoning Ordinance, Exhibit “F” and the Master Sign Plan, the least restrictive requirement shall control.

12. Elevations. Building elevations for Tract 1 included in Exhibit “E” are for illustrative purposes to define general design intent and may be modified provided such modifications adhere to this concept as graphically described and further defined in Exhibit “F” or complies with the C-2 District standards. Elevations for Tract 2 shall be submitted and approved by the City Council prior to the issuance of a building permit for each respective structure in Tract 2. The City Council shall not withhold approval so long as elevations for Tract 2 adhere to design intent shown on Exhibit E and further defined in Exhibit F.

13. Allowable Building Materials. All construction materials permitted in the C-2 zoning shall remain as such, in addition to the following:
- a. Fiberglass or Plastic Panels **Propose limitation in sq ft or percentage**
  - b. Corrugated, ribbed or standing seam metal panels
  - c. Reflective Glass with reflectance percentage not to exceed thirty-five (35) percent
14. There will be no restaurant with drive-through service along E Broad St and no more than two restaurants with drive-through service along US 287.
15. 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 except as otherwise amended herein. In the event of a conflict between the C-2 standards set forth in the Zoning Ordinance and the provisions of this planned development district, then the terms of this planned development district shall control.