

EXHIBIT B

ZC#16-027

HOLLAND FAMILY PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

These Development Standards and Regulations (the “Development Standards”) shall apply to all development in the Holland Family Planned Development (the “Holland Family 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 Holland Family PD shall only *include*: day nursery or child care center; medical or dental laboratories; office, physician, dentist or other health practitioners; professional or administration office; or children’s learning facility.

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 and future amendments thereof, with the exception that the maximum height will be limited to 35 feet for any structure, which shall be limited to a single story in height.

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 4, Section 4600 of the City of Mansfield Zoning Ordinance and future amendments thereof. Additionally, building design shall be residential style in nature similar to the design depicted on **Exhibit C** attached hereto.

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 and future amendments thereof.

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 and future amendments thereof, except the screening between the subject property and adjacent residential properties may be satisfied by landscaping adjacent to the existing wooden fences.

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 and future amendments thereof.

8. **Residential Proximity Standards.** Residential Proximity Standards shall be those required for development in the C-2 Community Business District as set forth in Article 7, Section 7400 of the Zoning Ordinance and future amendments thereof.

9. **Hours of Operation.** The future business operation and other activities on the subject property shall be restricted to the hours between 6:00 am and 8:00 pm.

10. 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 and future amendments thereof.

11. Development Plan. No plat shall be approved or building permit issued for development in the Holland Family PD until a Development Plan has been submitted to the City for approval by the City Council. 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 the Holland Family PD. 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 Development Plan as determined by the City Council.

