

EXHIBIT "B"

ZC#17-006

BROAD STREET GROCER PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

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

I. Permitted Uses. Uses permitted in the Broad Street PD shall only include:

Educational, Institutional and Special Uses: Art Gallery or Museum; church or Rectory; College, University, Business School; Community Center, Public; Convent or Monastery; Day Nursery or Child Care Center; Elementary or Secondary School (Public and Private); Fraternal Organization, Lodge or Civic Club; Hospital/Home/Center for General, Acute or Chronic Care; Kindergarten, Private; Labor Union or Similar Union Organization; Library; Public Park/Playground; Montessori School.

General Retail Uses: Bakery or Confectionery Store Retail; Book Store, Retail; Camera/Photography Supply; New Clothing Store; Electric Vehicle Charging Station; Drug Store/Pharmacy; Florist; Food Store; Furniture, Home Furnishings/Appliance Store; Upholstery, Retail; Gift Store; Handicraft or Art Object Sales Store; Hobby, toy, or Game Store; Jewelry Store; Luggage or Leather Goods Store; Nursery or Garden Store, Retail; Pet Shop; Sewing, Needlework and Goods Store; Stationary or Office Supply Store; Sporting Goods or Bicycle Store; Retail Auto Part Sales (No Maintenance or Work Done on Site); Cellular Store; Drive-thru Coffee or Donuts as Primary Business.

General Service and Office Type Uses: Advertising Agencies; Drive-In Banking Facilities; Banking Offices or Facilities Excluding Drive In; Beauty or Barber Shop; Catering Service; Computer and/or Data Processing Services; Eating Places without Drive-Through Service; Agent/Retail for Garment Pressing, Laundries or Dry Cleaning; Key Shop; Mailing, Reproduction, commercial Art, Photo or Steno Service; Medical or Dental Labs; Office, Physician, Dentist or other health practitioners; Office, Professional or Administration; Personnel Supply Services; Pet Grooming; Private Club or Lodge; Shoe Repair Shop/Shoe Shine Parlor; Studio or Photographer, Musician, or Artist; Tailor or Dressmaking Shop; Veterinarian Office Only.

Recreation and Entertainment Uses: Amusement, Commercial (Indoor); Bowling alley; Coin Operated Amusement Devices; Country Club; Miniature Golf; Theatre other than Drive In; Fitness Center/Gym.

2. Uses Not Permitted.
  - a) No bars of any kind, other than those that serve as an accessory use to a restaurant.
  - b) No hotels, motels, extended stay residences, or any other residential units.
  - c) No movie theaters.
  - d) No laundry or dry cleaning plant.
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 4. Section 4500 of the City of Mansfield Zoning Ordinance or future amendment thereof.
4. Community Design Standards. Community unity 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 or future amendment thereof.
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 or future amendment 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 or future amendment thereof, except as prescribed in Sec. 10: "Variance Requests"
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 or future amendment thereof, except for the two shopping center signs shown in the Sign Plan. The sign plan is provided as Exhibit S-1.
8. Development Plan. Approval of the zoning for the Broad Street Grocer PD shall not require simultaneous approval of the Development Plan for the Broad Street Grocer PD; provided, however, no plat shall be approved or building permit issued for development in the Broad Street Grocer 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 Grocer 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

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

10. Variance Requests.

- a. A living screen wall shall be provided adjacent to the existing school starting at residential property line and heading north for approximately 600 feet. A masonry screen wall is not required adjacent to the Fire Station or School property.
- b. Building signage will be allowed on the north and western sides of the building. One building sign on the north side and one building sign on the western side.
- c. A variance to Section 4600 E. of the City of Mansfield Zoning Ordinance to allow an eight inch deep wall plane projection.
- d. A variance to Section 4600 E. of the City of Mansfield Zoning Ordinance to allow an eight inch tall variation in height over one hundred and fifty feet.
- e. Setbacks are as shown on Exhibit – A Development Plan.

11. All subsequent lots not provided with the initial PD Development Plan will require a Detailed Site Plan approval through City Council and compliance with the applicable requirements of this PD. The Grocery Store does not have to come back for detailed site plan approval.



August 4, 2017

Ms. Lisa Sudbury  
City of Mansfield  
Planned Development  
1200 East Broad Street  
Mansfield, TX 76063

**RE:    *Grocer at Broad Street***  
***ZC#17-006***  
***Response to City Review Comments***

Dear Ms. Sudbury:

This letter is in response to changes due to the City Council meeting on July 24<sup>th</sup> for the Development Plan for Lidl East Broad Street, ZC#17-006.

1. The uses removed from the Development Standards include mortuary or funeral chapel, Vocational or trade school, nursing or assisted living facility.
2. The Landscape Plan has been revised to provide a wall detail with the requested concrete footing that extends to the finished grade.
3. A rendering of the live screening has been provided.

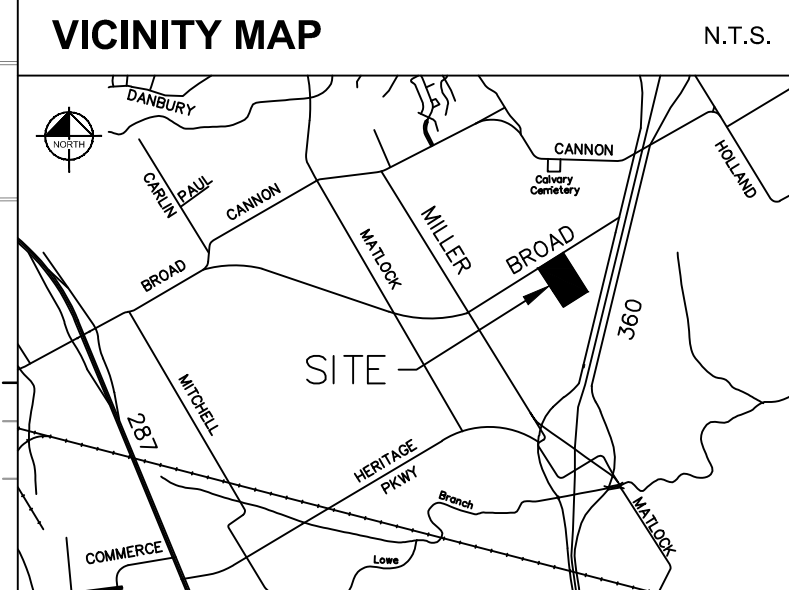
Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Sarah E. White".

Sarah Beth White, P.E.



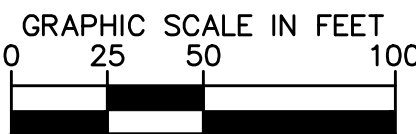


TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QS	13	Quercus shumardii / Shumard Red Oak	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
	QS2	16	Quercus shumardii / Shumard Red Oak	5" cal, 16' ht, 5' spr	Full, Single Leader, Straight
	QV	44	Quercus virginiana / Southern Live Oak	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
	TD	10	Taxodium distichum / Bald Cypress	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BN	7	Betula nigra / River Birch Multi-Trunk	3" cal, 8' ht x 4' spr	Full, Multi-trunk, 3 cane min, 1" per cane
	CC	6	Cercis canadensis / Eastern Redbud	3" cal, 8' ht x 3' spr	Full, Staigh, Single Trunk
	CL	5	Chilopsis linearis / Desert Willow	3" cal, 8' ht, 4' spr	Full, Multi-trunk, 3 cane min, 1" per cane
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	ILF	58	Ilex x attenuata 'Fosteri' / Foster's Holly	36" ht, 30" spr, 48" oc	Full to ground
	PRU	168	Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	72" ht, 36" spr, 48" oc	Full to ground
	RHC	48	Rhaphiolepis indica 'Clara' / Indian Hawthorn	18" ht, 18" spr, 24" oc	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	EUF	661	Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	12" ht, 12" spr, 12" oc	Full
Misc.	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	SOD	TBD	Cynodon dactylon / Common Bermuda Grass		Solid, rolled tight with sand filled joints Sod to be 100% weed, disease, and pest free
	SEED	TBD	Cynodon dactylon / Common Bermuda Grass		Hydroseed, See specifications
	MULCH	TBD	Shredded Hardwood		3" Depth, See detail. All trees within and around shall receive 4"

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS, REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HAWTHORN MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

18 TREES 18 TREES

1. LANDSCAPING MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION A ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
2. NO TREES, SHRUBS, WALLS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.

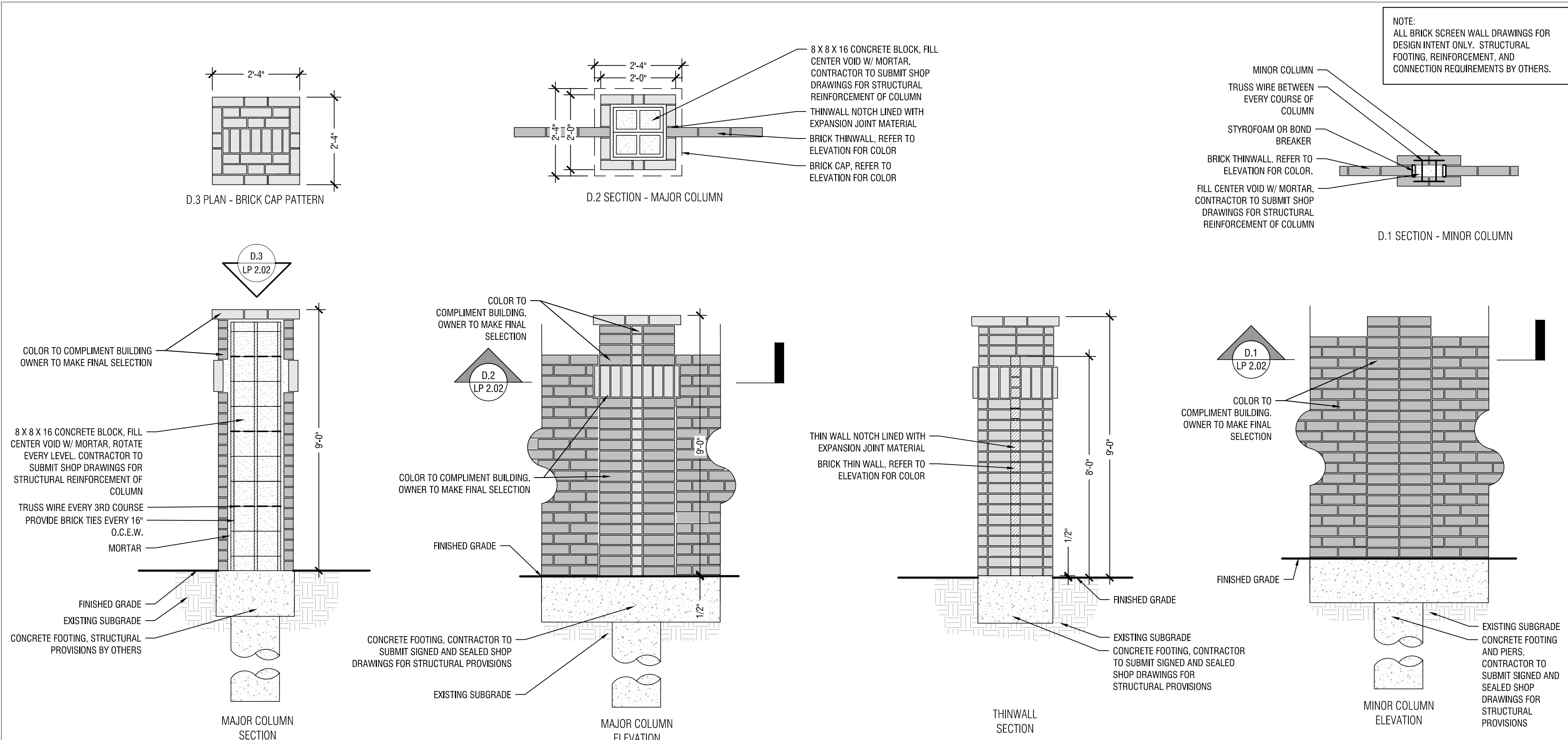


<b>Owner:</b>	<b>LANDSCAPE ARCHITECT:</b>
OSK INVESTMENTS LP	Kimley-Horn and Associates, Inc.
3000 East Broad Street	5170 Genesis Ct, Suite 200
Mansfield TX, 76063	Frisco, Texas 75034
Contact: Jeff Brogden	Contact: KENZIE PORTER PLA
Phone: (817) 299-6300	Phone: (972) 704-1187

SHEET NUMBER  
LP 1.01

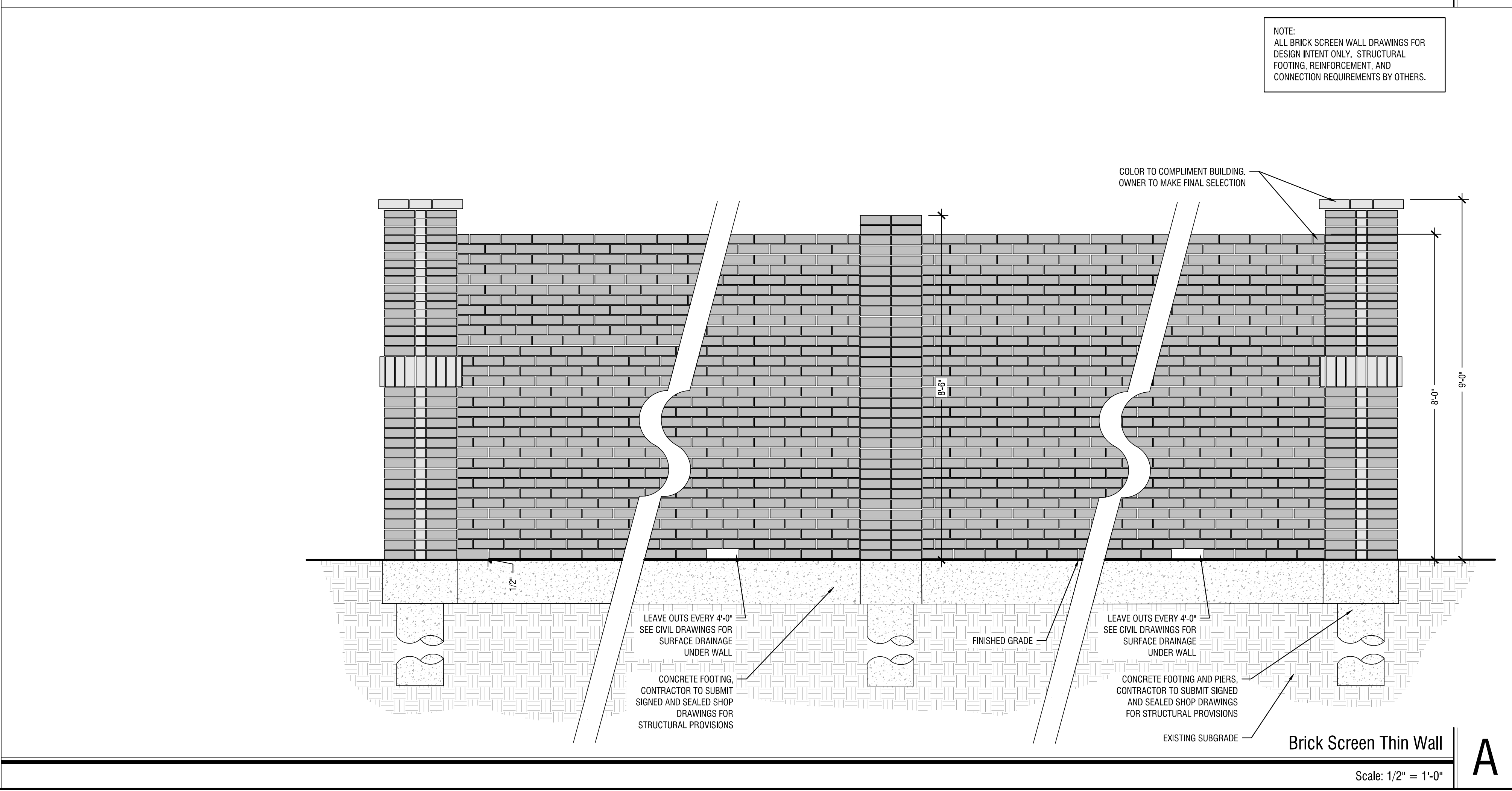






# B

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**A**

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[illegible]

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS  
PHONE: 972-770-1300 FAX: 972-239-3820  
TEXAS REGISTERED ENGINEERING FIRM F-928

# Horn

PROJECT No. 064500141
DATE: JULY 2017
SCALE: AS SHOWN
DESIGNED BY: CLF
DRAWN BY: CLF
CHECKED BY: KLP

CITY OF MANSFIELD, TX  
CASE NO. (ZC#17-006)

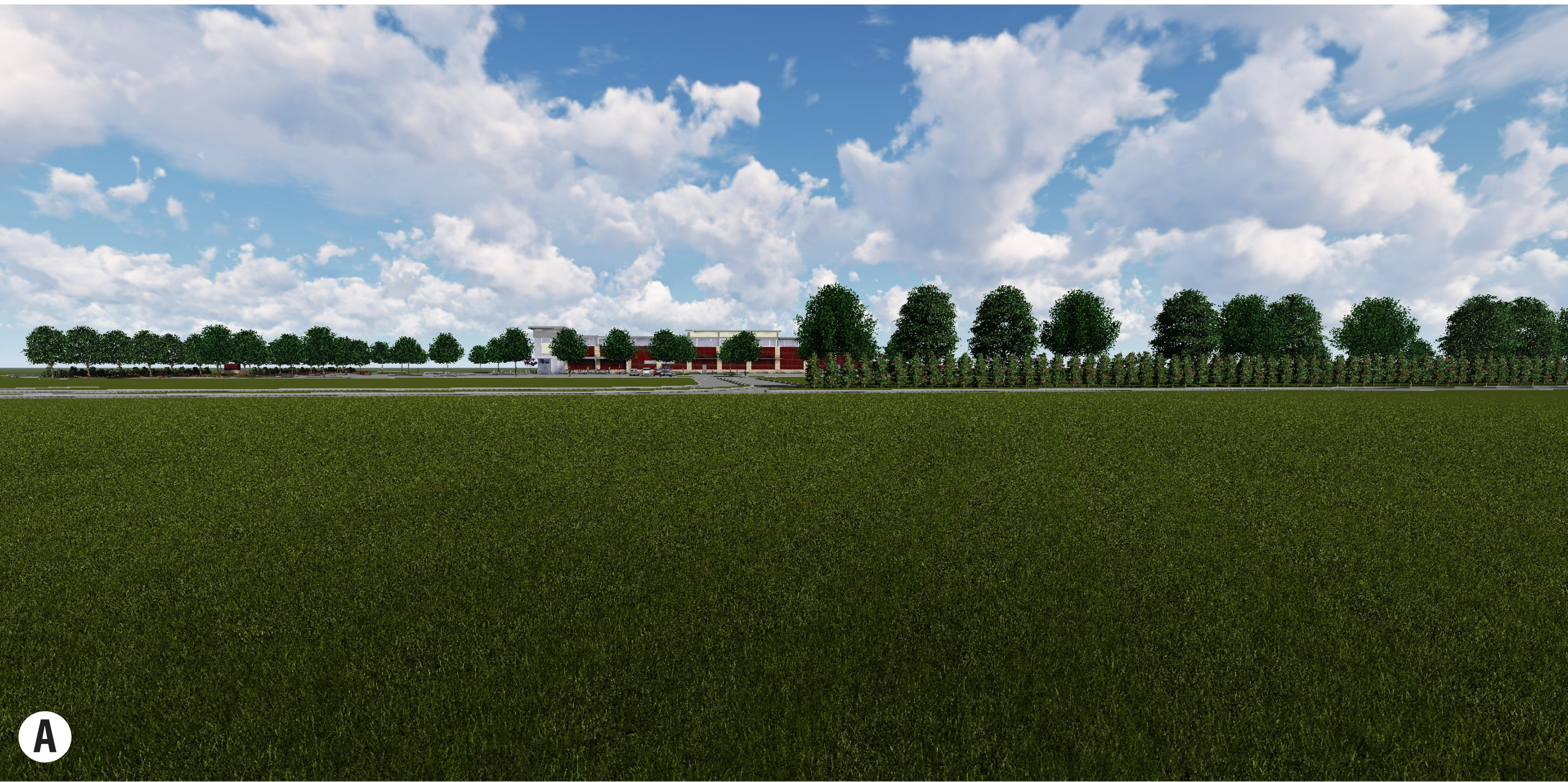
CITY OF MANSFIELD, TX  
CASE NO. (ZC#17-006)

NUMBER  
2.02





VIEW KEY PLAN



# GRO CER, MANSFIELD - BROAD STREET

MANSFIELD, TEXAS





VIEW KEY PLAN

# GRO CER, MANSFIELD - BROAD STREET

MANSFIELD, TEXAS

