

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.