



****NOTE: THE CALCULATION FOR TOTAL SPACES REQUIRED DOES NOT INCLUDE THE 30 SPACES FOR THE SPECIAL EVENT CENTER BECAUSE PARKING WILL BE SHARED BETWEEN THE SPECIAL EVENT CENTER AND OPERATIONS OF THE CHURCH AND OFFICE - WHICH WILL HAVE SEPARATE, NON-OVERLAPPING HOURS OF OPERATION.**

1 OF 2



**PLANNED DEVELOPMENT REGULATIONS FOR
403 E BROAD STREET AND 400 ELM STREET**
Being Lots 2 and 3, Block 15, Original Town of Mansfield

Permitted Use: Office, church, special event center

Area and Height Requirements: The existing buildings will be permitted and used as they are without any exterior remodeling or alteration except minor, cosmetic or decorative treatments. These buildings currently comply with the requirements in Section 4500B, Area and Height Regulations of the Zoning Ordinance that are applicable to the OP, Office Park District except for the following:

- 70% masonry construction required by Section 4600
- 35' minimum setback to the adjacent residential zoning district required by Section 7400

Signage: The existing pole sign on E Broad Street will be permitted and used as it is with changes in sign display to accommodate Permitted Uses and perhaps a new paint color. Future Name Plates, Directory Signs and General Business Signs may be erected as needed and will be in compliance with the regulations in Section 7100, Sign Standards of the Zoning Ordinance. Maximum sign quantity on each lot will be governed by Section 7100D, Schedule of Sign Standards. If the property owner opts to erect a new General Business Sign on E Broad Street, the existing pole sign will be removed.

Parking: The existing tandem parking on Lot 2 is a legal nonconforming use, which will terminate on December 31, 2020 and be replaced by the existing head-in parking shown in the development plan when the current owner, Central Baptist Church, ceases its on-site operation. New parking on Lot 3 will be permitted as shown in the development plan.

Landscaping and Screening: Existing trees in the middle of the property and adjacent to the residential zoning district will be preserved. New landscaping will be permitted as shown in the development plan. As a property with pre-existing improvements, this Planned Development will be permitted with deviations to the following requirements in Section 7300, Landscaping and Screening Standards of the Zoning Ordinance:

- 20' buffer yard and 8' masonry screening wall adjacent to residential zoning district
- 20' street landscape setback
- Parking lot perimeter landscaping

Equipment Screening: Any new ground equipment that is not a replacement of existing equipment will be screened as provided in Section 7301, Supplemental Requirements for Screening of Mechanical Equipment and Service Areas of the Zoning Ordinance.

Trash Service: Trash disposal will be handled in a manner that is in compliance with the City's Solid Waste Ordinance.

Outside Storage and Screening Requirements: There will be no open storage or open display of merchandise or materials.

Compliance with PD: The proposed development will be in complete accordance with the provisions of the Planned Development District and the Development Plan shall be binding upon the property owners, their successors and assigns, and shall limit and control all building permits.

FRONT AND SIDE ELEVATIONS OF EXISTING BUILDINGS AT 403 E BROAD STREET AND 400 ELM STREET



EXHIBIT C FOR ZC#19-003

REAR OF EXISTING BUILDINGS AT 403 E BROAD STREET AND 400 ELM STREET

