

ZC#16-023

EXHIBIT C

**BROAD STREET MARKETPLACE PLANNED DEVELOPMENT STANDARDS
AND REGULATIONS**

These Development Standards and Regulations (the "Development Standards") shall apply to all development in the Broad Street Marketplace Planned Development (the "Broad Street 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 Broad Street PD shall only include:

Beauty/Grooming: Beauty Shop or Barber Shop; Personnel Supply Services; Pet Grooming.

Financial: Drive-In Banking Facilities; Banking Offices or Facilities Excluding Drive-In Services.

Food Sales/Grocery/Convenience/Pharmacy: Retail and Grocery Store w/ Gas Pumps; Convenience Store; Food or Beverage Sales Store; Bakery or Confectionery Shop, Retail; Drug Store or Pharmacy; Catering Service.

Office Including Medical/Dental: Office, Physician, Dentist or Other Health Practitioners; Office, Professional or Administration.

Retail General: Book Store; Retail Camera and Photography Supply; New Clothing or Department Store; Retail Florist, Furniture; Home Furnishings or Appliance Store; Gift Store; Hobby, Toy or Game Shop; Jewelry Store; Luggage or Leather Goods Store; Retail Pet Shop; Sewing, Stationery Store; Sporting Goods or Bicycle Shop; Agents for Garment Pressing or; Laundries or Dry Cleaning; Mailing and or Reproduction; Repair Shop or Shoe Shine Parlor; Studio for Photographer, Tailor or Dressmaking Shop; Art Gallery or Museum.

Restaurants: Eating Places without Drive-Through Services; Eating Places with Drive-Through Service limited to 2; fine dining and casual sit down restaurants. Accessory windows serving pick-up/call-ahead orders ONLY will not count as Eating Places with Drive-Through Service.

2. Uses Not Permitted.

- a. No Sales of alcoholic beverages for off-premise consumption permitted, other than the grocery or convenience store.
- b. No sports bars that serve alcoholic beverages will be permitted.
- c. No restaurants or bars that feature provocatively dressed staff will be permitted such as Hooters, Twin Peaks or similar uses.

- d. No bars of any kind, other than those that serve as an accessory use to a restaurant.
 - e. No hotels, motels, extended stay residences, or any other residential units.
 - f. No movie theaters.
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 3. Section 4500 of the City of Mansfield Zoning Ordinance, with the exception that the maximum height will be limited to 35 feet, for any portion of a structure located within 300 feet of a residential lot within the Lakes of Creekwood Addition.
 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 3. Section 4600 of the City of Mansfield Zoning Ordinance.
 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
 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. The screening wall along the western boundary will be constructed of precast concrete with the appearance of brick wall panels between natural or manufactured stone columns or the appearance of all stone wall panels and columns.
 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, 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 PD shall not require simultaneous approval of the Development Plan for the Broad Street PD; provided, however, no plat shall be approved or building permit issued for development in the Broad Street Marketplace 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 Marketplace 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.

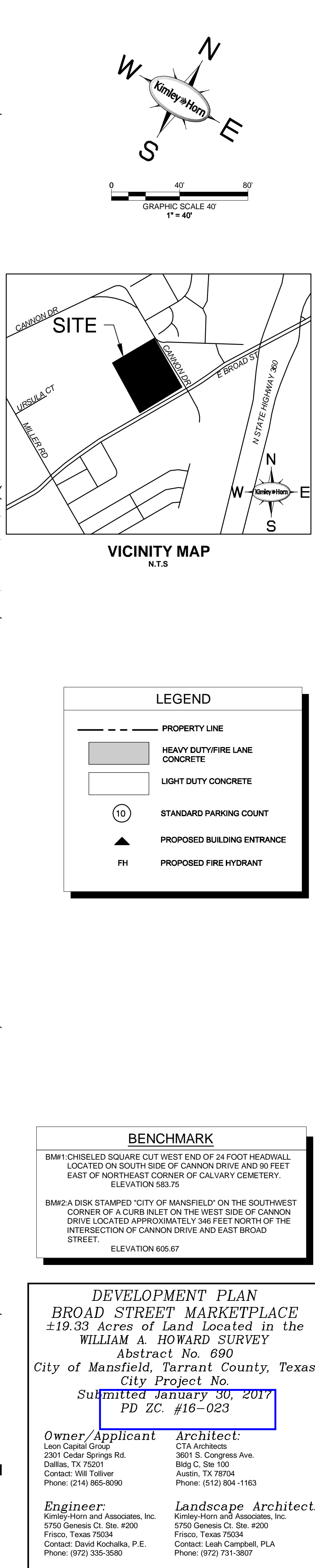
Approval of the Development Plan by the City Council shall be by simple majority vote at the meeting without a public hearing. The Development Plan Application shall comply with the requirements of Article 5. Section 5100 F. of the City of Mansfield Zoning Ordinance. The City Council may approve the 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

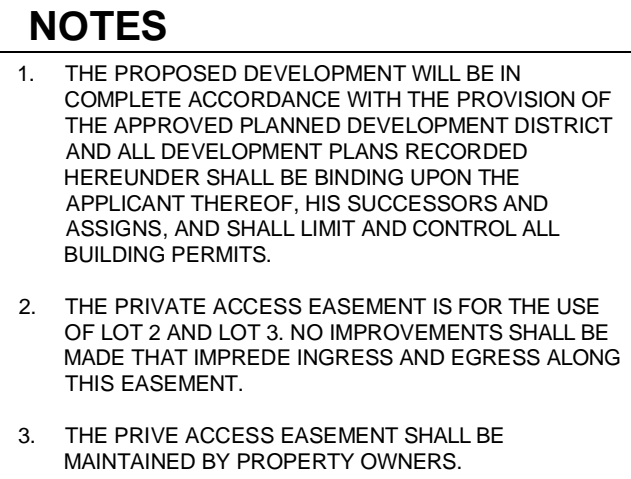
- 9. Lighting. A photometric plan shall be submitted as part of the Development Plan.
- 10. Buildings B & C. There will be a passive green space provided between buildings B & C.
- 11. Buildings C & D. Outdoor dining will be provided between buildings C & D.
- 12. Variance Requests.
 - a. A variance to Section 7800, Special Conditions (21)(d) of the Zoning Ordinance to allow the sale of alcoholic beverages within (300) feet of a public school on Pad Site B and Retail Buildings C & D as stated in the proposed Planned Development; the initial tenant and any tenant change for Pad Site B and Retail Buildings C & D will require City Council approval if said tenant requires the sale of alcohol as part of their occupancy.

Examples of restaurants which would be acceptable to occupy the end-cap retail spaces featuring outdoor dining which would require alcohol sales as part of their occupancy are: Zoe's Kitchen, Modern Market, Mi Cocina, Taco Diner, Uncle Julio's, Cane Rosso, Coal Vines, Ana Mia's, Cantina Laredo, Blue Goose Cantina, Hopdoddy, Snuffer's, Pei Wei, or concepts of similar quality.

- b. A variance to allow for an exemption for the masonry wall requirements to the north side of the property. In lieu of the masonry wall requirement, a heavily landscaped screening will be installed and maintained for the full-length of the property along the northern boundary.
 - c. A variance to allow for a reduction of the parking ratio for drive through restaurants from 1 space per 75 SF of floor area to 1 space per 100 SF of floor area for the single tenant parcels located on East Broad Street.
 - d. A variance to allow for a reduction of the 20' landscape buffer between parcels for drive through restaurants to a 10' landscape buffer between parcels.
 - e. A variance to allow for a reduction of building articulation requirements to 2 foot deep pilasters on Retail Buildings A, B, C and D.
13. All subsequent lots not provided with the initial PD will require a Detailed Site Plan approval through City Council and compliance with the applicable requirements of this PD. Buildings A, B, C, D and C-store do not have to come back for Detailed Site Plan approval.

OT 1 BLOCK 1

[illegible]



***CALCULATION EQUATIONS PROVIDED:**

RETAIL =

- * ASSUME 1/2 OF RETAIL IS DINE-IN RESTAURANT*
1 PER 250 SF AREA FOR FIRST 3,000 SF; THEN
AFTER 1 SPACE FOR EACH ADDITIONAL 300 SF

RESTAURANT (DINE-IN)

- * ASSUME 1/2 OF RETAIL IS DINE-IN RESTAURANT*
1 PER 100 SF OF FLOOR AREA

RESTAURANT (DRIVE-IN WINDOWS) =

- 1 PER 100SF OF FLOOR AREA

GAS STATION/C-STORE

- 1 PER 200 SF OF FLOOR AREA

BANK

- 1 PER 300 SF OF FLOOR AREA

BM#1: CHISELED SQUARE CUT WEST END OF 24 FOOT HEADWALL
LOCATED ON SOUTH SIDE OF CANNON DRIVE AND 90 FEET
EAST OF NORTHEAST CORNER OF CALVARY CEMETERY.
ELEVATION 583.75

BM#2: A DISK STAMPED 'CITY OF MANSFIELD' ON THE SOUTHWEST CORNER OF A CURB INLET ON THE WEST SIDE OF CANNON DRIVE LOCATED APPROXIMATELY 346 FEET NORTH OF THE INTERSECTION OF CANNON DRIVE AND EAST BROAD STREET.

Owner/Applicant	Architect:
Leon Capital Group	CTA Architects
2301 Cedar Springs Rd.	3601 S. Congress Ave.
Dallas, TX 75201	Bldg C, Ste 100
Contact: Will Tolliver	Austin, TX 78704
Phone: (214) 865-8090	Phone: (512) 804-1163

Engineer:	Landscape Architect:
Kimley-Horn and Associates, Inc.	Kimley-Horn and Associates, Inc.
5750 Genesis Ct. Ste. #200	5750 Genesis Ct. Ste. #200
Frisco, Texas 75034	Frisco, Texas 75034
Contact: David Kochalka, P.E.	Contact: Leah Campbell, PLA
Phone: (972) 335-3580	Phone: (972) 731-3807

Kimley»»Horn

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: DAVID K. KOCHALKA
P.E. No. 87781 Date 01/30/2017

DATE	01/30/2017
SCALE	AS SHOWN
DESIGNED BY:	NMH
DRAWN BY:	NMH

**BROAD STREET
MARKETPLACE**
LEON CAPITAL GROUP
NWC OF E. BROAD ST. AND CANNON DR.
MANSFIELD, TEXAS

DEVELOPMENT PLAN AND NOTES

SHEET NUMBER
EXHIBIT C.2