

PD Conditions

I. In General.

- a. Unless otherwise stated, the provisions of the Unified Development Code (UDC) apply to development in this PD. In the event of a conflict between the provisions of this PD and the UDC, the provisions of this PD apply.
- b. Development shall generally comply with Exhibit B – Concept Plan (the "Concept Plan").
- c. The Property may be developed in phases.

II. Development Standards.

- a. Property
 - i. The PD is established on the property described as Lot 1, Block C, Great Southwest Crossing Addition and shown in Exhibit A – Location Map.
- b. Concept Plan
 - i. Development and use of the Property must generally comply with the Concept Plan. If there is a conflict between the text of these development standards and the Concept Plan, the text of these development standards controls.
- c. Uses
 - i. Development within the PD area shall comply with the provisions of the Light Industrial (LI) District and Appendix X in the UDC.
- d. Density and Dimensional Requirements
 - i. Unless otherwise stated, the density and dimensional requirements for the LI District as described in the UDC shall apply.

III. Miscellaneous.

- a. Screening and Fencing.
 - i. Screening of any outdoor storage shall be provided in accordance with the Fence Slat Spec Sheet attached Exhibit D – Outside Storage Screening.
- b. Landscaping.
 - i. Landscaping shall comply with Article VIII, "Landscaping and Screening" of the UDC.
 - ii. All new landscape construction must be irrigated and maintained in a healthy state and be devoid of weeds or unplanned vegetation. All dead landscape materials must be promptly removed and replaced as required.