

EXHIBIT C: Development Standards

ZONE-26-0006

LOVERS BUSINESS PARK

Except as otherwise set forth in these Development Standards, the regulations of the Unified Development Code (as it currently exists or may be amended) shall apply to the property.

The zoning exhibits attached and incorporated into this Planned Development shall serve as a guide for development of the Property. The ultimate layout (including streets, site layout, building uses, and open space areas) shall be determined at the time of Preliminary Site Plan or Site Plan by the Planning & Zoning Commission.

This Planned Development document shall be the governing document for development of the Property and in the event of any conflict or inconsistency between any Town Ordinances and this document, the terms and provisions of this Planned Development shall control. This PD document is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.

Commercial Corridor District – LOVERS BUSINESS PARK

1.1 GENERAL PURPOSE AND DESCRIPTION:

This planned development is separated into three tracts as shown on Exhibit D-1.

1.2 REGULATIONS:

“Tract I” Commercial Tract

A. Size of Yards:

1. Minimum Front Yard: 30 feet

2. Minimum Side Yard:

- a. Twenty-five feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. Forty feet for a one story building adjacent to a residential district and 60 feet for a two story building adjacent to a residential district.
- d. Thirty feet when adjacent to a street.

3. Minimum Rear Yard:

- a. Twenty-five feet adjacent to a nonresidential district. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. Forty feet for a one story building adjacent to a residential district and 60 feet for a two story building adjacent to a residential district.

B. Size of Lots:

- 1. Minimum Size of Lot Area:** 10,000 square feet.
- 2. Minimum Lot Width:** 100 feet.
- 3. Minimum Lot Depth:** 100 feet.

C. Maximum Height: 50 feet

D. Lot Coverage: 50 percent.

E. Floor Area Ratio: Maximum 0.5:1

“Tract II” Light Industrial

A. Size of Yards:

- 1. Minimum Front Yard:** 30 feet
- 2. Minimum Side Yard:**

- a. Thirty feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. 60 feet adjacent to a residential district.
- d. Thirty feet adjacent to a street.

3. Minimum Rear Yard:

- a. Thirty feet adjacent to a nonresidential district. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. 60 feet adjacent to a residential district.

B. Size of Lots:

- 1. Minimum Size of Lot Area:** 15,000 square feet.
- 2. Minimum Lot Width:** 100 feet.
- 3. Minimum Lot Depth:** 150 feet.

- C. Maximum Height:** 50 feet in height.
- D. Lot Coverage:** 60 percent.
- E. Floor Area Ratio:** Maximum 1:1

“Tract III” Cottage Logistics

A. Size of Yards:

- 1. Minimum Front Yard:** 30 feet
- 2. Minimum Side Yard:**
 - a. Thirty feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
 - b. Ten feet adjacent to lots within this planned development.
 - c. 60 feet adjacent to a residential district.
 - d. Thirty feet adjacent to a street.
- 3. Minimum Rear Yard:**
 - a. Thirty feet.
 - b. Ten feet adjacent to lots within this planned development.
 - c. Sixty feet adjacent to a residential district.

B. Size of Lots:

- 1. Minimum Size of Lot Area:** 15,000 square feet.
- 2. Minimum Lot Width:** 100 feet.
- 3. Minimum Lot Depth:** 150 feet.

- C. Maximum Height:** 40 feet
- D. Lot Coverage:** 60 percent.
- E. Floor Area Ratio:** Maximum 1:1

1.5 Parking Requirements:

Parking spaces shall be provided in accordance with the requirements listed in the Schedule of Uses in Article 2.07.C in the Unified Development Code in addition to the following:

Cottage Logistics: 1 space per 500 SF of gross floor area.

1.6 EXTERIOR APPEARANCE OF BUILDINGS:

Buildings shall be comprised of minimum of 80% primary building material (CMU, brick, concrete tilt-wall panel, stone) with a maximum of 20% secondary materials (steel, timber, formliner). These restrictions shall apply to all facades of any building as a cohesive whole. Glazing shall be encouraged but subtracted from the overall façade calculations.

On Tract I only, EIFS may be included as an additional secondary material. For Tract I, overall material ratios (for all facades of any building as a cohesive whole) shall include a minimum of 70% primary materials (including glazing) with total secondary material (including EIFS) not to exceed 30%, as reviewed and confirmed by the Director of Development Services or his or her designee.

Buildings shall incorporate a cohesive palette of high-quality materials including natural stone, architectural concrete tilt-wall panels, metal accents, and glazing systems to establish a refined contemporary character appropriate for the Town of Prosper. Natural stone shall be prominently integrated at primary building entries and along key pedestrian-facing facades (front and sides of building) to reinforce a durable, authentic material expression.

Architectural tilt-wall panels shall utilize a minimum of two complementary earth-tone colors, consisting of a lighter primary field color with a darker contrasting base course to provide visual grounding and pedestrian-scale articulation. Horizontal and vertical reveals, offsets, and varying panel depths shall be incorporated at regular intervals to reduce perceived massing and create shadow lines and visual interest along all public-facing elevations (front and sides of building).

Primary building entrances shall be enhanced through the use of articulated steel canopies, enhanced glazing, vertical architectural elements, accent lighting, and landscape integration to create a clearly identifiable and inviting entry experience.

Buildings throughout the development shall maintain a consistent architectural vocabulary, coordinated material palette, and complementary colors while allowing for subtle variation in facade composition and detailing to avoid repetition and enhance the overall character of the development.

1.7 LANDSCAPE AREA REQUIREMENTS

Lovers Business Park Planned Development shall comply with the Town of Prosper's landscaping standards except as described herein:

A 5' landscape buffer is required on each side of the lot line except where the lot line falls within a drive aisle or fire lane. Alternate landscape requirements to be allowed

where in conflict with existing utility and utility easements as determined by the Director of Development Services or his or her designee.

The northern property boundary of the Lovers Planned Development District shall be heavily screened where space allows. In addition to the required fifteen foot landscape buffer, A ten foot natural buffer shall be preserved along the northern property line with the intent to save the existing tree line for better screening. No grading shall occur within the 10' natural buffer. The natural buffer may not be required to be irrigated due to the potential damage to existing root systems that may occur as determined by the Director of Development Services or his/her designee. Where there are gaps in the existing tree line, additional vegetation screening shall be provided as determined by the Director of Development Services or his/her designee.

In addition to the landscape requirements set forth in the Unified Development Code, Richland Blvd landscape to include a 10' hike and bike trail with clustered enhanced landscape areas and landscape berms where space allows. The 10' hike and bike trail to be required as shown on the Concept Plan in Exhibit D. Due to the alignment of Richland Blvd, landscape requirements along the northern ROW may not be required where there is insufficient space, as determined by the Director of Development Services or his or her designee.

Open Space Amenities:

Lovers Business Park will provide thoughtfully designed open space amenities to enhance usability for future tenants. The open space for Lovers Business Park will be shared and maintained by the property owner's. The open space may be separated into separate areas as shown in Exhibit H and described below. The open space will be consolidated and not be required on a lot-by-lot basis. If the project is phased, the open space plan will be updated and reviewed at preliminary site plan level to ensure the total open space area meets or exceeds 12% of the net lot area included in Lovers Business Park PD. Specific details, cut sheets, and product information to be provided at site plan level. The open space shall include a minimum of 3 major amenities and 10 minor amenities from the list below subject to approval of the Director of Development Services:

- A. Major Amenities: Hike and Bike Trail Head, Shade Structure, Dog Park, Fountain
- B. Minor Amenities: Bench, Table, Bike Rack, Pond Overlook, Dog Waste Station.

LOVERS BUSINESS PARK

PLANNED DEVELOPMENT

SCHEDULE OF USES

Permitted uses within the Lovers Business Park Planned Development shall comply with the Schedule of uses herein. The following shall apply to the Lovers Business Park Planned Development:

Tract III to allow for Cottage Logistics use which is defined as an establishment or business where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes, but is not limited to workshops and studios for cottage industries such as pottery, glassblowing, metalworking and fabrication, weapon bluing, and furniture-making. Cottage logistics enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. This use does not include any maintenance or repair work done on automobiles.

Office/Warehouse – means a building primarily devoted to storage and warehousing of merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold, distributed, and shipped from the storage and warehousing areas.

Use	TRACT I – RETAIL	TRACT II – LIGHT INDUSTRIAL	TRACT III – PORTIS
SECTION 1.3(B) ACCESSORY AND INCIDENTAL USES			
Homebuilder Marketing Center	X	X	X
Outside Storage, Incidental	X	X	X
Retail/Service Incidental Use	X	X	X
SECTION 1.3(C) EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES			
Municipal Uses Operated by the Town of Prosper	X	X	X
SECTION 1.3(D) TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES			
Private Utility, Other Than Listed	X	X	X
Wireless Communications and Support Structures		S	S

SECTION 1.3(E) OFFICE AND PROFESSIONAL USES			
Administrative, Medical, or Professional Office	X	X	X
Governmental Office	X		
Research and Development Center		X	X
SECTION 1.3(F) RETAIL USES			
Antique Shop and Used Furniture	X		
Alcoholic Beverage Sales	X		
Building Material and Hardware Sales, Minor	X	X	X
Equipment and Machinery Sales and Rental, Minor		S	S
Feed Store	X		
Furniture, Home Furnishings and Appliance Store	X	X	X
Nursery, Minor	X	X	X
Retail Stores and Shops	X	X	X
SECTION 1.3(G) SERVICE USES			
Artisan's Workshop			X
Bank, Savings and Loan, or Credit Union	X		
Beauty Salon/Barber Shop	X		
Business Service	X	X	X
Cabinet/Upholstery Shop	X	X	X
Catering	X		
Child Care Center, Licensed	S		
Child Care Center, Incidental	S		
Commercial Amusement, Indoor	X	X	
Contractor's Shop and/or Storage Yard			S
Dry Cleaning, Minor	X		
Furniture Restoration		X	X
Gymnastics/Dance Studio	X	X	
Health/Fitness Center	X	X	X
Locksmith/Security System Company	X	X	X
Massage Therapy, Licensed	X		
Meeting/Banquet/Reception	X		
Pet Day Care	X		

Print Shop, Minor		X	X
Repair Service, Indoor		X	X
Restaurant	X		
Restaurant, Drive In	S		
Small Engine Repair Shop			X
Theater, Neighborhood	X		
Theater, Regional	X		
Veterinarian Clinic and/or Kennel, Indoor	X		
SECTION 1.3(H) AUTOMOBILE AND RELATED USES			
Auto Parts Sales, Inside		S	S
Car Wash	S		
SECTION 1.3(I) WHOLESALE USES			
Office/Showroom	X	X	X
Office/Warehouse*		X	X
Cottage Logistics			X
Storage or Wholesale Warehouse		X	X
SECTION 1.3(J) MANUFACTURING AND INDUSTRIAL USES			
Limited Assembly and Manufacturing Use Complying with Performance Standards		X	X
Machine Shop			X