

EXHIBIT "C"
ZONE-25-0012

PROSPER FLEX PARK
PD-COMMERCIAL CORRIDOR DISTRICT

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (No. 05-20 as it currently exists or may be amended) and the Town's Subdivision Ordinance (No. 03-05 as it exists or may be amended) shall apply to the property.

Commercial Corridor District -Prosper Flex Park:

1.1 GENERAL PURPOSE AND DESCRIPTION:

The Commercial Corridor District is intended primarily for employment center uses such as light manufacturing, warehousing, wholesaling, office, and distribution operations, as well as service uses necessary to support such employment center uses. This tract shall be developed in accordance with the Commercial Corridor District Regulations as it exists or may be amended, except as otherwise set forth in these development standards.

1.2 REGULATIONS:

A. Size of Yards:

- 1. Minimum Front Yard:** Thirty (30) feet.
- 2. Minimum Side Yard:**
 - a. Twenty-five (25) feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- 3. Minimum Rear Yard:**
 - a. Twenty-five (25) feet for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.

B. Size of Lots:

- 1. Minimum Size of Lot Area:** Ten thousand (10,000) square feet.
- 2. Minimum Lot Width:** One hundred (100) feet.

3. Minimum Lot Depth: One hundred (100) feet.

C. Maximum Height for Buildings: Two (2) stories, not greater than 40 feet.

D. Lot Coverage: Sixty (60) percent.

E. Floor Area Ratio: Maximum 1:1

1.3 PERMITTED USES:

A. Compliance with State and Federal Law: No uses shall be allowed which are prohibited by State law or which operate in excess of State or Federal environment or pollution standards as determined by the U.S. Environmental Protection Agency, Texas Air Control Board, Texas State Department of Health, or the Texas Water Commission, as the case.

B. High Risk or Hazardous Uses:

1. The uses listed in 1.3(C) below are permitted in the Commercial Corridor District, provided that such uses shall not disseminate dust, fumes, gas, noxious odor, smoke, glare, or other atmospheric influence beyond the boundaries of the property on which such use is located and which produces no noise exceeding the average intensity of noise of street traffic at that point and provided that such use does not create fire hazards on surrounding property.
2. "High risk or hazardous" uses are not permitted in the Commercial Corridor District. In this section, "high risk or hazardous" use means any use whose operation, in the opinion of the Fire Chief, involves a much higher than average risk to public health and safety. These uses include but are not limited to facilities where significant amounts of radiation, radioactive materials, highly toxic chemicals or substances, or highly combustible or explosive materials are present, used, produced, stored, or disposed of.

C. List of Permitted Uses: Uses followed by an S are permitted by Specific Use Permit. Uses followed by a C are permitted subject to conditional development standards. See the Zoning Ordinance for the conditional development standards.

- Antique Shop and Used Furniture
- Administrative, Medical, or Professional Office
- Artisan's Workshop
- Auto Parts Sales, Inside
- Automobile Repair, Minor
- Bank, Savings and Loan, or Credit Union
- Building Material and Hardware Sales Minor
- Business Service
- Cabinet/Upholstery Shop

- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range S
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant C
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

1.4 EXTERIOR APPEARANCE OF BUILDINGS: As shown in Exhibit F & F-1, the “FRONT A” facades facing Prosper Trail and the “SIDE 1” facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the “FRONT A” and “SIDE 1” façade shall meet the architectural articulations requirements. Permitted exterior materials for the “SIDE 2” and “REAR” facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. The architectural articulation on the “SIDE 2” and “REAR” facades will be similar to what is shown in Exhibit F.

Buildings shall comply with the attached conceptual renderings (Exhibit F). The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

1.5 PERIMETER LANDSCAPING:

- **West & South Line Perimeter: Small Trees & Shrubs.** West and South line perimeter landscaping will consist of one small, thirty (30) gallon tree, eight (8) feet high at time of planting, and a mix of 5 gal. Japanese Barberry and Texas Sage shrubs, three (3) feet high at time of planting, reaching six (6) feet high in two growing seasons. One (1) small tree shall be placed for every twenty-five (25) linear feet of perimeter line. One (1) shrub shall be placed for every ten (10) linear feet of perimeter line. Trees and shrubs may be grouped as represented on Exhibit G.
- **East Line Perimeter:** East line perimeter landscaping will consist of a mix of 5 gal. Glossy Abelia and Burford Holly shrubs, three (3) feet high at time of planting at four (4) feet on center, the latter two being of the tall variety, reaching six (6) feet high within two growing seasons. Shrubs shall be placed in a continuous row that runs the entire length of the East line perimeter to offset the lack of perimeter trees. No trees are to be planted along the east line adjoining property owner's chain-link fencing due to the existing power lines. The existing adjainer owned chain- link fencing would remain as it exists on the east line.
- **Prosper Trail (North Perimeter Line):** Prosper Trail landscaping shall be installed as shown on Exhibit G and per the current Zoning Ordinance standards.
- **Open Space Amenities:** Prosper Flex Park will provide thoughtfully designed open space amenities to enhance usability for future tenants. The open area north of Building 1 will feature two tables, two benches, two bike racks, and a trash receptacle. Buildings 2, 3, and 4 will each have adjacent open spaces equipped with a table, a bench, a bike rack, and a trash receptacle. Additionally, the landscaped area surrounding the pond—maintained at a normal pool level—will include two tables and three benches positioned along a walking trail that encircles the pond, offering a scenic and functional outdoor experience.
- **Open Space Area:** The minimum open space area shall constitute 11.3% of the property, as depicted on Exhibit H.