

EXHIBIT C

Planned Development Standards

STATEMENT OF EFFECT: Conformance with the Town of Prosper’s Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town’s Zoning Ordinance, as it exists or may be amended, and the Subdivision Ordinance, as it exists or may be amended, shall apply.

A. BASE ZONING DISTRICT:

The Property as shown on Exhibit A, shall be developed and used in accordance with “C” – Commercial zoning regulations except as provided herein.

B. LOT USE REGULATIONS AND RESTRICTIONS:

Allowed use regulations shall be in accordance with “C” – Commercial zoning regulations and additionally as provided herein:

- 1) Allowed uses:
 - i. Outdoor Storage, Incidental
 - ii. Automobile Storage, only in areas as indicated in Exhibit D
 - iii. Recreational Vehicle/Truck Parking Lot or Garage, only in areas as indicated in Exhibit D
 - iv. Mini-Warehouse/Public Storage, only in areas as indicated in Exhibit D

C. PARKING:

Parking requirements based on use:

- 1) Mini-Warehouse/Public Storage: 15 spaces per complex

D. LANDSCAPING:

Perimeter Requirements:

- a. A landscaped area consisting of living trees (as specified below), turf, or other living ground cover and being at least 25 feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the right-of-way on all properties located adjacent to a major or minor thoroughfare as defined by the Town of Prosper Thoroughfare and Circulation Designs Standards.

- iii. One large tree, three-inch caliper minimum per 20 linear feet of roadway frontage shall be planted within the required landscape area. The trees may be planted in groups with appropriate spacing for species.

E. SCREENING:

Screening regulations shall be in accordance with "C" – Commercial zoning regulations and additionally as provided herein:

- 1) Location of required screening:
 - a. Retail/Restaurant Western frontage along Burlington Northern Santa Fe Railroad:
 - i. A screening wall or fence shall not be required under the provisions of this Planned Development due to existing living evergreen screen located between the abutting residential and the railroad.
 - b. Retail/Restaurant Eastern frontage along N Coleman Street:
 - i. A screening wall or fence shall not be required under the provisions of this Planned Development due to N Coleman Street acting as a buffer between the abutting residential district and the proposed site.
 - c. Mini-Warehouse/Public Storage Eastern frontage along N Coleman Street:
 - i. A screening wall shall be a six-foot-tall masonry wall.
 - d. Mini-Warehouse/Public Storage Western frontage along Burlington Northern Santa Fe Railroad and along the Northern Property Line:
 - i. A screening wall or fence shall be a six-foot-tall wrought iron fence.

F. ELEVATIONS:

- 1. Calculated masonry for proposed buildings shall meet 80%, excluding glazing and door areas.
- 2. For purposes of these Development Standards, building elevations that are in general conformance with Exhibit "F" shall be permitted.