

# COOPER PLAZA

## EXHIBIT "B"

### CONDITIONS FOR PLANNED DEVELOPMENT 2022-13-CC

#### I. PURPOSE:

The purpose of this Planned Development is to create a vibrant multi-modal commercial environment that integrates with Wylie's historic downtown.

#### II. GENERAL CONDITIONS:

1. Unless otherwise explicitly stated in the PD, all variations are from the City of Wylie's Zoning Ordinance as amended April 2021.
2. This Planned Development shall not affect any regulations of the aforementioned Zoning Ordinance except as specifically provided herein.
3. The underlying zoning for this Planned Development District shall be Commercial Corridor (CC).
4. The development shall be in general conformance with the Zoning Exhibit.
5. The entire site, as depicted on the zoning exhibit, shall be used to determine landscaping calculations (20% of the site).

#### III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted on the subject property:
  - a. Convenience Store
  - b. Motor Vehicle Fueling Station
  - c. Food Truck Parking
  - d. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
2. The following uses as defined in the Commercial Corridor District (CC) shall be expressly prohibited on the subject property:
  - a. Sexually Oriented Business
  - b. Equipment Rental
  - c. Automobile Rental
  - d. Automobile repair Minor

- e. Car Wash
  - f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
  - g. Vehicle Display, Sales or Service
- 3. The street frontage required landscape buffer, as required by Section 4.3.E.a(1) shall be allowed to include public right-of-way and landscape plantings shall also be allowed within the City's existing utility easement pending minimum distance separations are maintained as required by the City's Engineering Department.
- 4. No lot on the site shall be restricted by the distances to other Beer & Wine Package Sales establishments, churches, schools, city parks, or residences, as defined in Section 5.2 or any other distance restriction to other businesses defined in the Zoning Ordinance.
- 5. Section 7.3.H.2.a shall be amended to allow 9 feet by 20 feet standard car parking spaces on Lot 1 only.
- 6. All structures on Lots 2-6 of this development shall comply with a historic architectural standard that integrates with Section 6.3.E.5 of the Zoning Ordinance (Downtown) except as noted as follows: Section 6.3.E.5.a.1.4 second floor windows, recessed with multiple lights, lintels, and sills shall not be required. Section 6.3.E.5.c Building Proportions-Commercial Structures shall not be required.
- 7. Section 8.1.C.1.b of the Zoning Ordinance shall be amended as follows: Site plans for each lot shall be considered for approval by the City Council, with a recommendation provided by the Planning and Zoning Commission. For the purposes of this planned development, the developer voluntarily agrees that there shall be no more than 30-days from between each submittal to a Commission recommendation and another 30-days until consideration by the City Council.
- 8. Section 22-448.a.4 shall be amended to allow a monument sign to be separated by at least 50 feet from any other monument sign on the same property, measured along the right-of-way.