

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
2021-11-CC-HI

I. PURPOSE:

This Planned Development District shall be established to provide warehousing, light industrial and manufacturing uses to support the Kansas City Southern Intermodal facility as well as to support economic growth within the region.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, and Heavy Industrial District set forth in Article 4, Section 4.2 of the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-5 – Commercial Industrial (CI)	
Height	
Height of Main Structure (feet)	75
Number of Stories	4
Residential Proximity	2: 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	50
Side Yard Setback (feet)	25
Rear Yard Setback (feet)	25
Building Coverage	50 %
Buffering and Screening	
Service and Loading Areas	Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, wing walls, berms and building orientation as illustrated on the zoning exhibits.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
 - a. Industrial (Inside)
 - b. Light Assembly & Fabrication
 - c. Warehouse/Distribution Center
2. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall only be permitted by a separate Specific Use Permit on the subject property:
 - a. Financial Institution with or without drive thru
 - b. Motor Vehicle Fueling Station
 - c. Automobile Repair, Minor
 - d. Food Processing
 - e. Outside Storage as a primary use
 - f. Industrial (Outside)
 - g. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - h. Any Use that may fit the purposes of Section I subject to City Approval
3. All other uses shall be prohibited on the subject property:
4. The subject property shall be in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the current Zoning Ordinance in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above.
5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the March 2021 zoning ordinance.
6. All fixed lighting, interior and exterior shall be Light Emitting Diode (LED).
7. Prior to development, approved plats and site plans shall be required and shall include any and all accessory outside storage areas.
8. All regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-7 Site Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Placement	1. Entrances and/or facades oriented to the street
Parking Placement	1. Parking spaces at least 10' from residential lot line. 2. Pedestrian parking ratio of 1 per 2,000 GFA (gross floor area.)
Access Drives	1. Minimum width drive of 24', turning radius of 25' 2. Access drive at least 150' from intersection 3. Landscaped treatments of entrances
Location of Service and Loading Areas	1. Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, berms, wing walls and building orientation as illustrated on the zoning exhibits.

Figure 4-8 Landscaping Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Site wide landscaping	<ol style="list-style-type: none"> 1. All landscape plantings excepting those immediately adjacent to structures shall be native to Texas and drought resistant species to the extent possible.
Landscaping in Required Yard	<ol style="list-style-type: none"> 1. At least 10% of site shall be landscaped 2. Landscaping is required in the front yard. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.
Landscaping of Parking Lots	<ol style="list-style-type: none"> 1. Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 20 spaces or longer shall have landscaped island at the end. 4. All parking rows shall have landscaped areas at least every 20 spaces.
Visual Screening	<ol style="list-style-type: none"> 1. Required screening in strip at least 5' wide, plants 3' in height when planted, included one flowering tree every 50 linear feet of area. This requirement will apply only to loading areas within the development.
Landscaping of Street Frontages	<ol style="list-style-type: none"> 1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 2. Trees required in buffer, in groves or belts on 30-40' spacing. 3. Required trees at least 3" in caliper. 4. At least 5' concrete walkway on perimeter when adjacent to thoroughfare.

Figure 4-9 Architectural Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Materials	<ol style="list-style-type: none">1. Allowed uses from Section III.2 shall have buildings constructed of masonry product with at least 20% stone on front façade. Tilt wall construction shall be permissible for all other uses.2. Roofs with pitch greater than 2:12 use specified roofing materials.3. Buildings shall provide consistent architectural styles and details, design themes, building materials, and colors throughout the development.
Building Articulation, Form and Massing	<ol style="list-style-type: none">1. Walls not to exceed a height width ratio of 1 to 2 with variation in massing of facade. At least 20% of facade offset at least 4'.2. Entrances must be emphasized with architectural elements.3. Ground floor facades require specified features along 60% of length.