

Kreymer Retail

EXHIBIT "C"

CONDITIONS FOR PLANNED DEVELOPMENT

I. PURPOSE:

The purpose of this Planned Development is to create a commercial environment with a focus on commerce, dining and office uses.

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).
3. The development shall be in general conformance with the Zoning Exhibit.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted by-right on the subject property:
 - a. Convenience Store
 - b. Drive-In or Drive-Thru Service (Lots 1, 2, 3 and 4, only)
 - c. Food Truck Parking
 - d. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
 - e. Health Club
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. Car Wash
 - e. Vehicle Display, Sales or Service
 - f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
3. Lots 1, 2, and 4 shall have a minimum building size of 1,800 sq ft., 13,000 sq ft., and 800 sq ft., respectively.
 4. Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2, & Lot 4 as generally shown on the Zoning Exhibit.
 5. Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
 6. The development shall provide screening along the southern border with the planting of ornamental trees and a hedge 3' in height.
 7. Section 7.1.D.1(a) shall be amended to, "When adjacent to a residential zoned property, no building in this planned development district shall exceed a height of 35 feet at the roof line and shall have a minimum rear setback of 50 feet. No windows facing the rear setback shall be allowed above 12 feet.