

Exhibit “B” Development Standards

The Property shall be developed under the regulations of the Retail (R) Zoning District as outlined in Frisco’s Zoning Ordinance No. 11-04-09, as it exists or may be amended, subject to the following modifications and additional conditions.

General Standards

For the property located in the area designated on **Exhibit C-1**, development shall take place in accordance with the Retail (R) Zoning District of the Zoning Ordinance, as it exists or may be amended, except as indicated below.

Permitted Uses

In addition to the uses allowed in the Retail (R) Zoning District, Mini Warehouse/Self-Storage is an allowed use by right.

Access to the gated portion of the Mini Warehouse/Self-Storage Facility shall be restricted to the hours of 6:00 AM to 10:00 PM to restrict users from operating the roll up doors abutting the residential property to the west.

Usable Open Space Requirements

1. Open space tract, as identified on **Exhibit C-1** and **Exhibit C-2**, shall be developed at the time of the Self-Storage Facility and will be privately owned and maintained passive open space, incorporating a minimum of five of the following improvements:
 - a. Pedestrian trail (minimum six feet in width) on each side of the open space tract shall be required as shown on **Exhibit C-1** and **Exhibit C-2**.
 - b. Lighting including, but not limited to, pedestrian lighting.
 - c. Benches and other seating areas.
 - d. Landscaping and hardscaping, including shade trees.
 - e. Durable shade structure such as a pavilion or gazebo.
 - f. Any other similar improvements approved by the Director of Development Services.
2. The open space tract shall consist of no less than .45 acres. Individual lots within the development must still meet the minimum 7% open space requirement for nonresidential development.
3. A minimum of two pedestrian connections to the open space shall be provided through the surrounding retail/restaurant/office lots.
4. Pedestrian Trail
 - a. Connectivity between retail establishments shall be maintained. **Exhibit C-1** provides proposed sidewalk connections that shall be constructed to ensure the open space is accessible from within the development.
 - b. Reference **Exhibit C-1** for approximate location of the proposed pedestrian trail through the site.
 - c. The trail must be a minimum of six feet in width and provide shade trees 30 feet on center adjacent to the sidewalk.
 - d. Final location to be determined upon submittal of the preliminary site plan/site plan. Any modifications to **Exhibit C-1** must retain the pedestrian connections to the open space as shown on **Exhibit C-2**.

Screening

Screening between the Mini Warehouse/Self-Storage Facility and the adjacent residential property shall consist of an 8-foot masonry screening wall, as shown on Exhibit D. Trees will be provided as specified in the Zoning Ordinance.

Security fencing along the northern and southern property boundary of the Mini Warehouse/Self-Storage use shall consist of a six foot decorative metal fence with brick columns and evergreen trees, as shown on **Exhibit D**.

Architectural Standards

1. The height of the proposed Mini Warehouse/Self-Storage and all other uses on the property shall comply with the regulations of the Retail (R) Zoning District.
2. The Mini Warehouse/Self-Storage facility shall be constructed in conformance with design and materials, as shown on **Exhibit D**. Clay-fired brick and natural stone veneer, which are compatible with the adjacent retail to the south, shall be used as the primary building materials.

Infrastructure Veneers

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, retaining walls and like structures. The material palette shall be similar and complimentary to materials used throughout the development, and are subject to approval by the Director of Development Services.