

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
GOLDEN CHICK

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") except to the extent modified by the Development Regulations set forth below:

- A. **BASE ZONING DISTRICTS:** The Property shall be developed and used in accordance with the provisions of the Allen Land Development Code, as amended, ("ALDC") and the use and development regulations for District H of Planned Development PD No. 108, set forth in Ordinance No. 3044-10-11 ("the PD-108 Ordinance"), as amended and by Ordinance No. 3094-7-12, except as otherwise provided herein.
- B. **PERMITTED USE:** In addition to the uses set forth in Table 1: *Schedule of Principal Uses* in Exhibit "B" of the PD-108 Ordinance, the Property may be used and developed with a Restaurant (Drive-in or Through).
- C. **CONCEPT PLAN:** If the Property is developed and used for Restaurant (Drive-in or Through) purposes, the Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference (the "Concept Plan"). Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval. If the Property is to be developed and used for any purpose other than Restaurant (Drive-in or Through), such use shall be developed in accordance with the Concept Plan set forth in Exhibit "B" of Ordinance No. 3094-7-12.
- D. **BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit "C" and incorporated herein by reference ("the Elevations").