

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
QUIKTRIP 1909

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") and the use and development regulations of Planned Development "PD" No. 54 as set forth in Ordinance No. 1172-5-93, as amended, and in Ordinance No. 2101-10-02, as amended (collectively "the PD 54 Ordinance"), except to the extent modified by the Development Regulations set forth below:

- A. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "A" and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at time of Site Plan approval.
- B. 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 "B" and incorporated herein by reference ("the Elevations").
- C. PHOTOMETRIC PLAN:** Lighting to be installed on the Property shall generally conform to the lighting levels set forth in the Photometric Plan attached hereto as Exhibit "C" and incorporated herein by reference ("the Photometric Plan").
- D. BUILDING SETBACKS:**
 - (1) The side yard and rear yard setbacks shall be zero feet (0.0').
 - (2) No parking shall be allowed within 20 feet of the front property line.
- E. LANDSCAPE BUFFER:** The landscape buffer along U.S. Highway 75 shall be 20 feet as shown on the Concept Plan.
- F. DRIVEWAY THROAT DEPTHS:** The minimum driveway throat depth on all driveways shall be as indicated on the Concept Plan.
- G. OUTDOOR DISPLAY LOCATIONS:** Outdoor display is allowed in the locations as indicated on the Concept Plan, provided, however, that an accessible path remains to access the building.