

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
ATH AND THR FITNESS HEALTH AND SPORTS BUILDING

The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, ("ALDC") and Tract 2 of Planned Development "PD" No. 54 as set forth in Ordinance No. 1172-5-93, and as amended by Ordinance Nos. 1556-12-97 and 2101-10-02, except to the extent modified as follows:

- A. **PERMITTED PRINCIPAL USES:** In addition to the uses permitted within Tract 2 of Planned Development "PD" No. 54, the Property may be used and developed as a Fitness and Health Center.
- B. **PERMITTED ACCESSORY USES:** In addition to the uses permitted within Tract 2 of Planned Development "PD" No. 54, the Property may be used and developed as a Playfield, but as an accessory use to a Fitness and Health Center use developed on the Property.
- C. **CONCEPT PLAN:** The development and use of the Property shall generally conform 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 time of plat approval.
- D. **BUILDING ELEVATIONS:** The design and construction of buildings constructed on the shall generally conform 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").
- E. **PARKING REQUIREMENT:** Notwithstanding the requirements of Section 7.04.1 of the ALDC, the Property may be developed with fewer than 142 off-street parking spaces, but in no case less than 134 unreserved off-street spaces as shown on the Concept Plan; provided, however, .the Director of Community Development and Director of Engineering may approve a reduction to the number of required off-street parking spaces to less than 134 subject to compliance with the procedures set forth in Section 7.04.1.1.c of the ALDC.