

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
TRACTOR SUPPLY COMPANY

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

- A. **BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the use and development regulations of the Corridor Commercial “CC” zoning district except as otherwise provided in this Ordinance.
- B. **CONCEPT PLAN:** 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.
- C. **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”).
- D. **OUTDOOR DISPLAY LOCATIONS:** Outdoor display is allowed only in the locations indicated on the Concept Plan, provided, however, an accessible path shall at all times be maintained during regular business hours through the outdoor display areas to allow access between the parking/sidewalk areas and the main building .
- E. **SCREENING:** An eight foot tall ornamental metal fence shall be installed on the Property as shown in the Concept Plan.
- F. **LANDSCAPING:** Landscaping on the Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “D” and incorporated herein by reference (“the Landscape Plan”).
- G. **PARKING REQUIREMENT:** Notwithstanding the requirements of Section 7.04.1 of the ALDC, the Property may be developed with fewer than 208 off-street parking spaces, but in no case less than 69 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 69 subject to compliance with the procedures set forth in Section 7.04.1.1.c of the ALDC.