

DRAFT OF PROPOSED DEVELOPMENT REGULATIONS FOR
CHURCH ELEVEN32

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 DISTRICT:** The Property shall be developed and used in accordance with the use and development regulations of Community Facilities “CF” except as otherwise provided below.
- B. **CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” 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.
- C. **BUILDING ELEVATIONS:** The structures constructed on the Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference.
- D. **GENERAL HEIGHT AND AREA REGULATIONS:** The Property shall be developed in accordance with 4.15.3 except as modified below:

Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback (adjacent to Residential Uses)	50 feet

Notwithstanding ALDC Section 4.15.1.1.b., the height of buildings constructed on the Property shall not exceed thirty-five feet (35.0’): provided, however:

- (1) The maximum height of a building constructed on the Property may exceed thirty-five feet (35.0’), but shall in no case exceed forty-five feet (45.0’), but only if said building is setback not less than one additional foot beyond the required minimum setbacks (i.e. front, side, and rear) for each foot or portion of a foot that the building exceeds thirty-five feet (35.0’);
 - (2) The maximum height of steeples, domes, and spires may exceed a height of forty-five feet (45.0’) but only in compliance with ALDC Section 4.15.1.1.b.
- E. **TRAFFIC IMPROVEMENTS:**
- (1) Right-of-way shall be dedicated as shown on the Concept Plan at time of plat approval.
 - (2) A deceleration lane on Greenville Avenue shall be constructed as shown on the Concept Plan concurrently with the construction of the driveway entrance on Greenville Avenue into the Property.