

Exhibit B – Land Use and Development Regulations – Ordinance No. 3557 – Page 1 of 2

Zoning Case ZC 2018-15

Lots 9R and 10, Block 1, D.J. Anderson Addition; Tract 2, Brentwood Estates
Tracts 11C, 11C1, 11E and 11E1, Thomas Peck Survey, Abstract 1209.
8545, 8603, 8613, 8617, and 8621 Davis Boulevard, North Richland Hills, Texas

This Non-Residential Planned Development (NR-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 Commercial. The following regulations shall be specific to this NR-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted Land Uses.* Uses in this NR-PD shall be limited to those permitted in the C-1 Commercial zoning district, as amended, with the addition of and subject to the following.
1. Independent senior-living apartments.
 2. Any land use requiring a special use permit in the C-1 Commercial zoning district, as amended, is only allowed if a special use permit is issued for the use.
 3. Any land use prohibited in the C-1 Commercial zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.
1. The site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
 2. Landscaping shall be installed as shown on the site plan attached as Exhibit "C." The landscaping must be installed prior to the issuance of a certificate of occupancy.
 3. The construction of a detention pond is authorized for the development. The detention pond is subject to the following.
 - a. Construction of the detention pond is subject to final approval of the engineering plans, including safety measures, by the Development Review Committee and City Engineer.
 - b. The detention pond must be landscaped in accordance with Chapter 114 – Vegetation of the Code of Ordinances and this Exhibit "B." The landscape plan is subject to final approval by the Development Review Committee.
 - c. The detention pond outlet structure may be located less than fifty (50) feet from a property line.
 - d. The side slopes of the detention pond may exceed a 5H:1V slope. If vertical walls are included, the walls must be constructed and/or faced with natural stone.
 - e. The owner must execute a detention/retention storage facility maintenance agreement in conjunction with the approval of the final plat for the property.
 - f. The owner must execute a Developer's Maintenance Agreement with the City for erosion control at the time of final plat. The agreement shall terminate upon completion of the project.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3557 – Page 2 of 2

Zoning Case ZC 2018-15

Lots 9R and 10, Block 1, D.J. Anderson Addition; Tract 2, Brentwood Estates
Tracts 11C, 11C1, 11E and 11E1, Thomas Peck Survey, Abstract 1209.
8545, 8603, 8613, 8617, and 8621 Davis Boulevard, North Richland Hills, Texas

C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit “C” and the standards described below.

1. The building design and appearance of the independent senior-living apartments must be as shown on the site plan attached as Exhibit “C.”
2. The design and appearance of buildings constructed on the commercial tracts must use compatible schemes of materials, colors, and architectural styles as the independent senior-living apartment buildings.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the Non-Residential Planned Development (NR-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the NR-PD district.

The city manager or designee may approve minor amendments or revisions to the NR-PD standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.