

Exhibit B

Development Regulations

The subject property (the "Property") shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City's Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property. The regulations set forth below shall apply to development of the Property.

1. Permitted Uses

P = Permitted use

S = Specific use permit required

T = Temporary use

A = Accessory use

Land Use	Allowance
Agricultural and ranching, private or wholesale	P
Agricultural and ranching, retail	S
Animal care and services, indoor only	P
Animal care and services, outdoor area	P
Animal care and services, outdoor boarding	S
Arts or cultural center	P
Assisted living facility	P
Auto rental	S
Banks and financial services	P
Batch plant (outdoor), temporary	T
Car wash	S
Caretaker's or watchman's quarters	A
City facilities (excluding airport uses)	P
Civic club or fraternal organization	P
Clinic, medical or dental	P
College or university	P
Commercial entertainment, indoor	P
Commercial entertainment, outdoor	S
Community care facility	P
Construction field office	T
Data center	S
Day care center	P
Dispatch office	P
Electric vehicle charging station	A
Farmers' market, permanent	P
Food trucks, operation sites, and food truck courts	S
Fuel sales, passenger vehicles	S
Funeral home or mortuary	P
Greenhouse or plant nursery	P

Gun range, indoor	P
Gym or fitness studio	P
Helistop	A
Hospital	P
Hotel or motel	P
Microbrewery, distillery, winery or cidery	P
Office showroom/warehouse	P
Office	P
Outdoor storage	A
Parking garage or lot, paid or private	P
Personal service	P
Private club	S
Public or government facility (non-city)	S
Radio or TV broadcast station	P
Reception or event center outdoor	P
Reception or event center, indoor	P
Recreation area, private	P
Religious assembly	P
Religious or philanthropic uses	T
Restaurant, brew pub	P
Restaurant, carry out and delivery only	P
Restaurant, dine-in	P
Restaurant, drive-in or drive-through	P
Retail sales	P
School, business or trade	P
School, public, private or parochial	P
Seasonal sales	T
Self-storage	S
Senior independent living	S
Vehicle repair, minor	P
Wireless telecommunications facility	S
Telecommunication Structure, High Rise	S
Telecommunication Structure, Low Rise	P
Telecommunication Structure, Stealth	P
Electric vehicle charging facility	P

2. Space Limits

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Minimum Front Yard Setback	20 feet
Minimum Rear Yard Setback	None
Minimum Side Yard Setback of Interior Lots	None
Minimum Side Yard Setback of Corner Lots	Non-residential corner parcels must meet front setbacks on both street-facing frontage

Maximum Height of Structure	55 feet (subject to increased height per the CC – Corridor Commercial Overlay District)
Maximum Lot Coverage	None

3. Residential Adjacency

If any adjacent property is ever rezoned as a single-zoning district and such adjacent property shares a property line(s) with this PD, the following building setbacks shall apply along the shared property line(s):

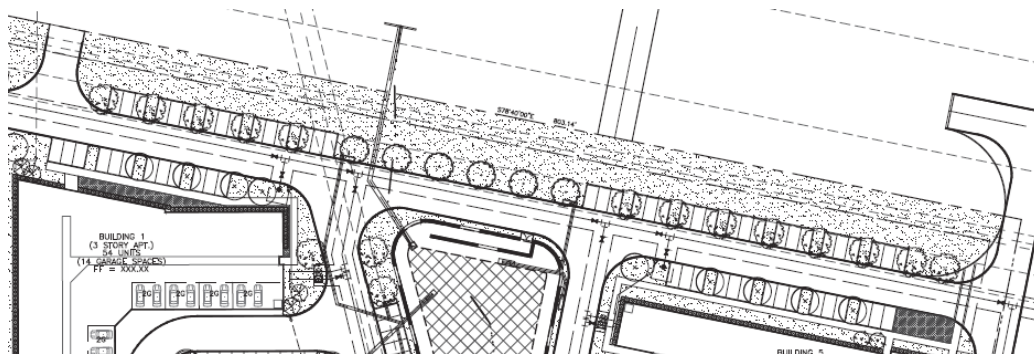
Building Stories	Setback (minimum)
1 story	20 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height

4. Landscaping

- a. The areas circled on the following Open Space Master Plan shall be maintained as open space and shall develop as follows.



- b. The north half of the Esplanade shall generally be developed as a mirror image of the south half of the Esplanade (as shown below) with canopy trees planted with a maximum spacing of 30 feet on center with exact spacing to be evaluated on a site-specific basis along the northern edge of the Esplanade.



- c. As an existing drainage way, the open space located north of the Esplanade is expected to generally remain in its natural state with a retaining wall likely constructed along its perimeter. Although unlikely due to engineering constraints, if the existing drainage way is enclosed, it shall be developed like the Esplanade as an open green with canopy trees planted approximately 30 feet on-center along its perimeter.