

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

1. The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").
2. The subject property shall be zoned "MF-2" – Multiple Family Residential – Medium Density and shall conform to the requirements of the "MF-2" – Multiple Family Residential - Medium Density district as defined in Section 146-80 of the City of McKinney Code of Ordinances, except as follows:
 - i. The maximum allowed density of multi-family development on the subject property shall not exceed 25 dwelling units per acre.
 - ii. Where not adjacent to Heritage Drive or Pearson Avenue, the required landscape buffer along the property line shall be ten (10) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The landscape buffer adjacent to Heritage Drive and Pearson Avenue shall be twenty (20) feet wide with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. The trees along the street frontage may be clustered, while the trees along all other property lines may not. Landscape buffer along the southern property line shall be fifteen (15) feet with at least ten (10') clear of easements.
 - iii. Maximum height of structures shall be 55 feet (3 stories).
 - iv. Minimum side yard setbacks shall be ten (10) feet.
 - v. Minimum rear yard setback shall ten (10) feet where free of encroachment by utility easements and fifteen (15) feet in all other locations.
 - vi. Ornamental trees shall be used in the place of canopy trees at a three to one replacement ratio along the western property line where adjacent to an Oncon easement.
 - vii. All garage and tandem parking spaces shall be within 80' of a canopy tree.
 - viii. All mechanical, heating, ventilation, and air conditioning equipment shall be either roof mounted and screened or located at ground level and completely screened by a masonry screening wall or a living screen.
 - ix. The minimum lot area for multi-family development on the subject property shall be no less than 1,860 square feet per unit.

- x. Screening around the property shall be provided as follows:
 - (1) Along the eastern property line and adjacent to Pearson Avenue, a six-foot masonry screening device shall be required.
 - (2) Along the southern property line, a six-foot ornamental iron fence with masonry columns spaced a maximum of 20 feet on center with sufficient evergreen landscaping to create a solid screening effect shall be required.
 - (3) Along the western property line, an evergreen living screen that meets the intent of the ordinance and complies with all relevant Oncon requirements shall be provided.
 - (4) All screening shall be allowed to be moved into the property as required to accommodate existing easements.
- xi. The following site enhancements shall be required:
 - (1) Each elevation of each building that is visible from the right-of-way or property zoned or used for residential purposes contains two types of complementary masonry finishing materials and each of the materials is used on at least 50 percent of the elevation.
 - (2) Proposed entrances to the property shall offer enhanced landscaping to include at least 200 square feet of seasonal color and monumentation and at least twenty (20) feet of pavers within the drive entrance as measured from the property line into the site. Canopy and ornamental trees shall be placed within the median per the requirements of Section 146-139(f)(2)(b)(1)(i).
 - (3) The development shall provide at least six amenities as specified in Section 146-139 (2)(a)(1)(iv).