

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-112 (C2 – Local Commercial District) of the City of McKinney Zoning Ordinance except as follows:

Permitted use

1. Outdoor Soccer Training Facility

Development Standards:

1. Minimum parking required per practice field shall be 1 parking space for every 5 linear feet of benches for bleacher seating.
2. Proposed enhancements include:
 - i 6” caliper canopy trees for all required canopy trees.
 - ii Enhanced landscaping at both drive entries. Landscaping shall include including native grasses, river cobbles and low drought tolerant, evergreen flowering plant material. Landscape areas will be a minimum of 250 SF.
 - iii Upgrade the chain link fence that faces Lake Forest Drive to a 6’ tubular steel fence with 24” square decorative masonry columns at gate entries and spaced at 100’ o.c. along the fence.
3. All development shall be limited to the North side of the Development line.
4. Installation of any structures, temporary or permanent, shall not have negative impact on the floodplain, and will require approval by City Storm water administrator.