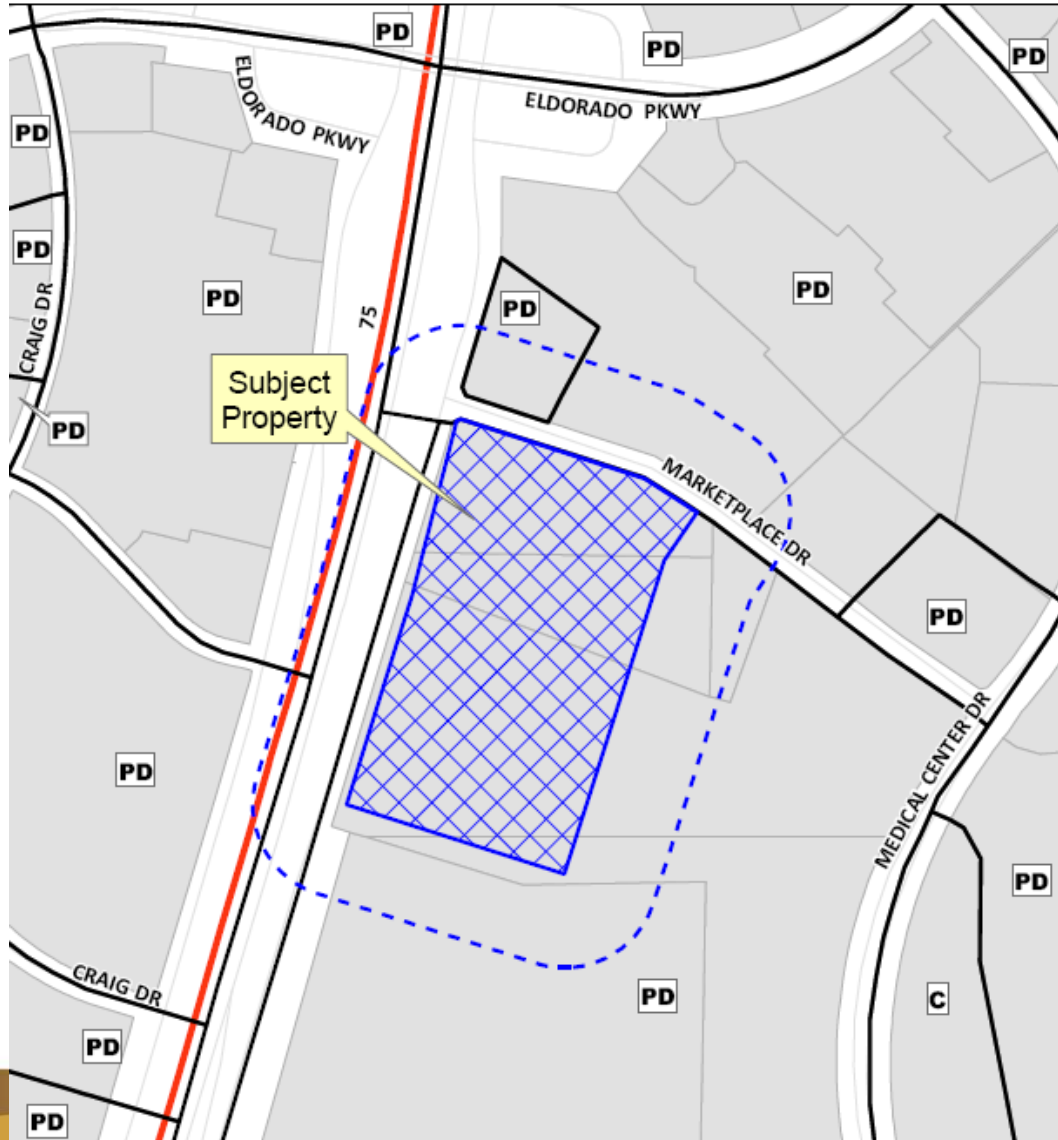


# Case No. 12-035Z

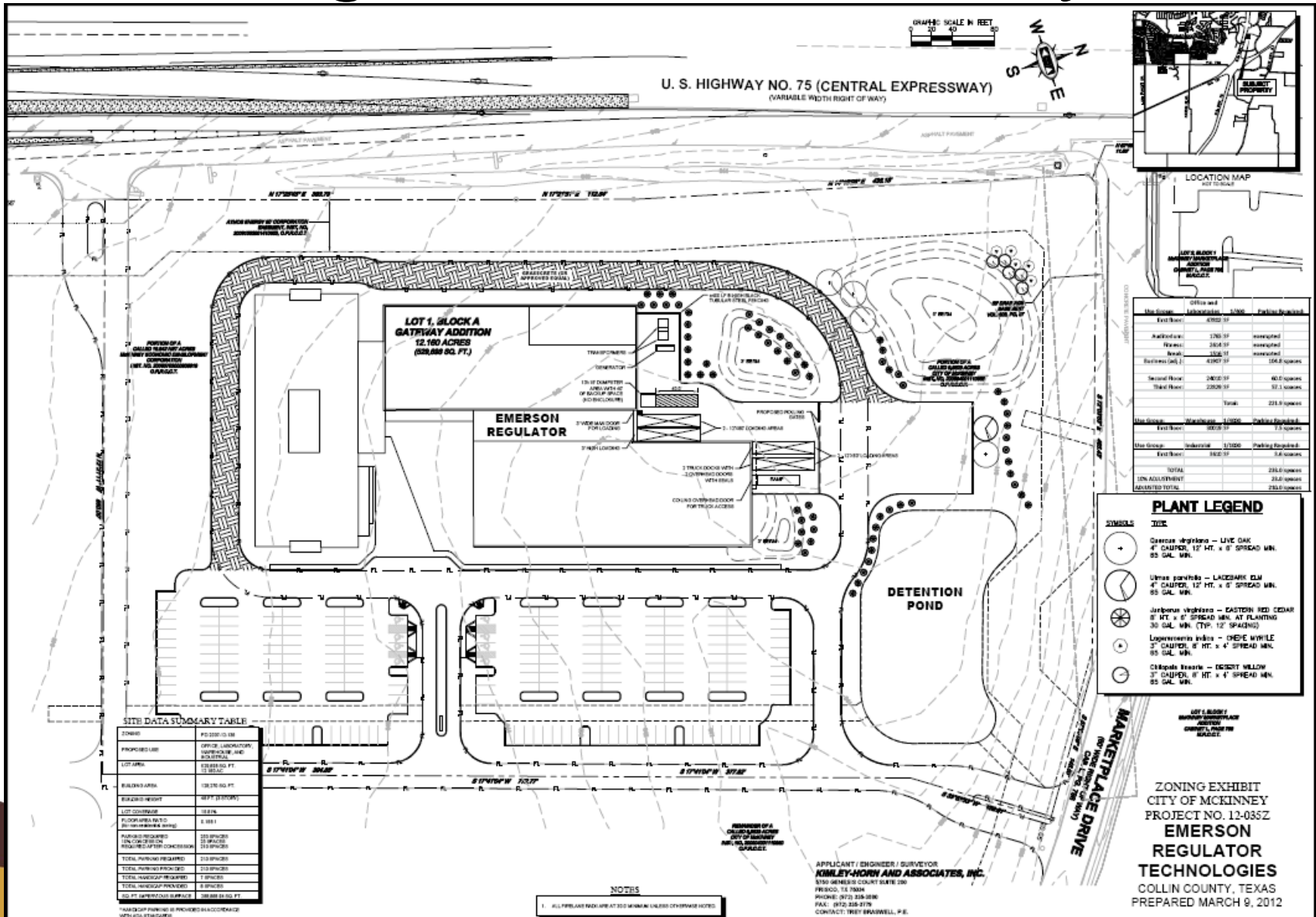
Request to Rezone Approximately 12.16 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of Marketplace Drive and U.S. Highway 75 (Central Expressway).

# Location Map





# Zoning Exhibit – Site Layout



Use Group	Area (sq. ft.)	Min. Spacing	Parking Spaces
East Block	4,852.37		
West Block	1,765.37	10' x 10'	10
North	2,614.37	10' x 10'	10
South	1,124.37	10' x 10'	10
Second Floor	3,402.37		40
Total	23,008.37		210

**PLANT LEGEND**

SYMBOL	TREE
	Quercus virginiana – LIVE OAK 4" CALIBER, 12' HT., x 6" SPREAD MIN. 95 GAL. MIN.
	Ulmus parvifolius – LACINATE elm 4" CALIBER, 12' HT., x 6" SPREAD MIN. 95 GAL. MIN.
	Juniperus virginiana – EASTERN RED CEDAR 8" HT. x 6" SPREAD MIN. AT PLANTING 30 GAL. MIN. (TYP. 12' SPACING)
	Lagerströmia indica – SPICE MYRTLE 3" CALIBER, 8' HT. x 4" SPREAD MIN. 95 GAL. MIN.
	Citrus aurantium – ORANGE 3" CALIBER, 8' HT. x 4" SPREAD MIN. 95 GAL. MIN.

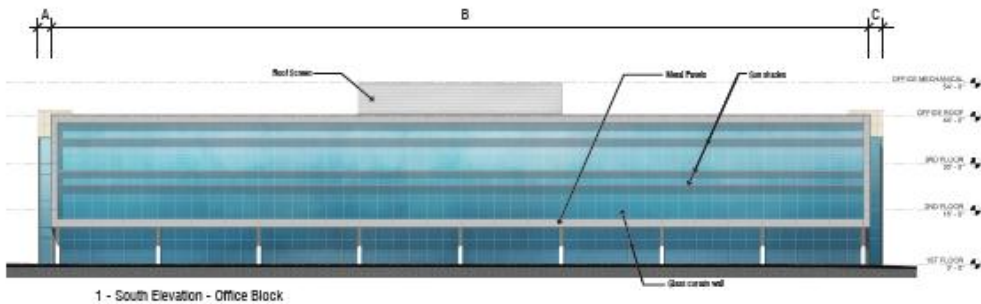
**SITE DATA SUMMARY TABLE**

ITEM	VALUE
ZONING	PRECEDENCE
PROPOSED USE	OFFICE LABORATORY SUPPORTIVE AND BUSINESS
LOT AREA	528,889 SQ. FT. TO BEAC
BUILDING AREA	128,700 SQ. FT.
BUILDING HEIGHT	10 FT. MAXIMUM
LOT COVERAGE	24.3%
PROPOSED PAVT. (EXCLUDING DRIVE)	1.88%
ASPHALT REQUIRED	100 SPACES
TOTAL PAVING REQUIRED	210 SPACES
TOTAL PAVING PROVIDED	210 SPACES
TOTAL SIDEWALK PROVIDED	1 SPACES
TOTAL SIDEWALK REQUIRED	0 SPACES
SIZE OF SIDEWALK SURFACE	120 MM MIN. UNLESS OTHERWISE NOTED

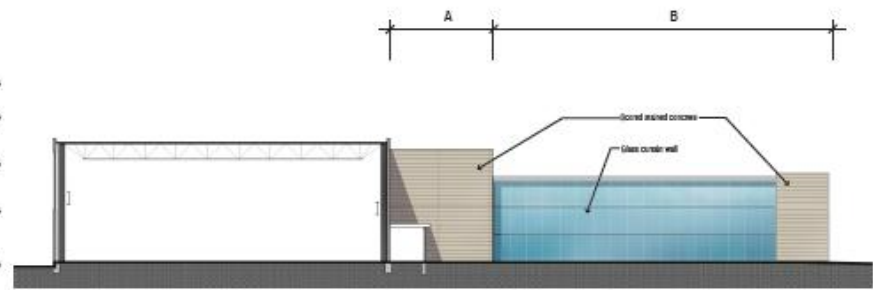
APPLICANT / ENGINEER / SURVEYOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
1100 AMERSON COUNTY STATE DR.  
PRESCOTT, TX 75084  
PHONE: 972.335.8300  
FAX: 972.335.8778  
CONTACT: TERRY BRADWELL, P.E.

**ZONING EXHIBIT**  
CITY OF MCKINNEY  
PROJECT NO. 12-03SZ  
**EMERSON REGULATOR TECHNOLOGIES**  
COLLIN COUNTY, TEXAS  
PREPARED MARCH 9, 2012

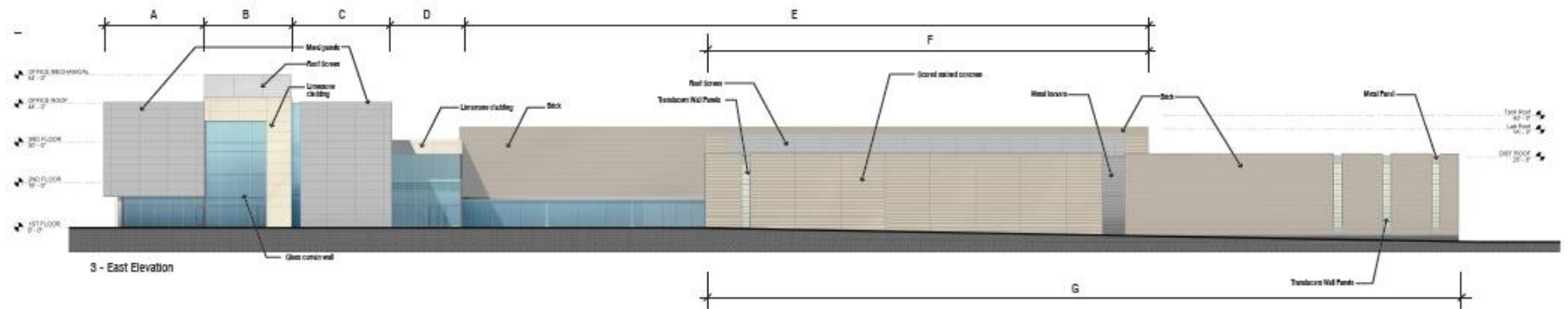
# Zoning Exhibit – Elevations



1 - South Elevation - Office Block

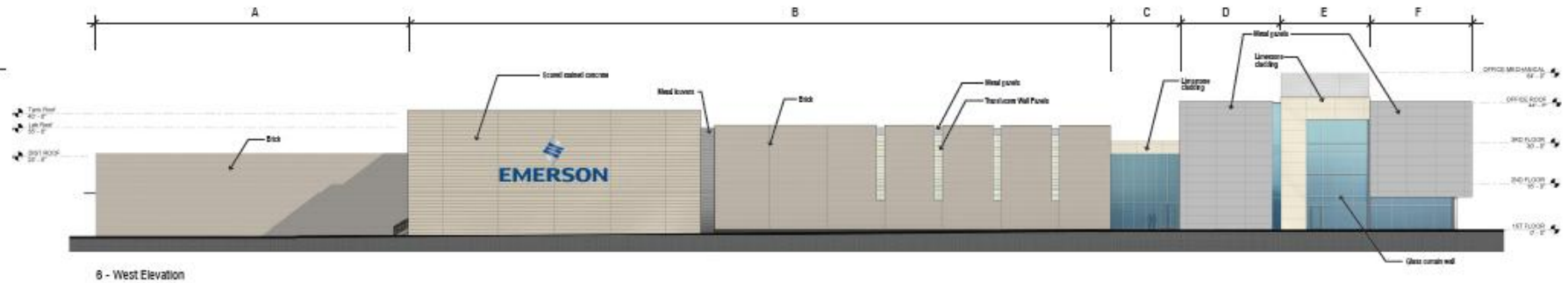
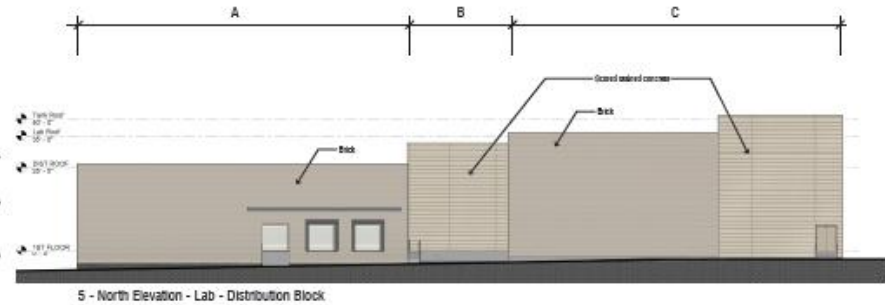
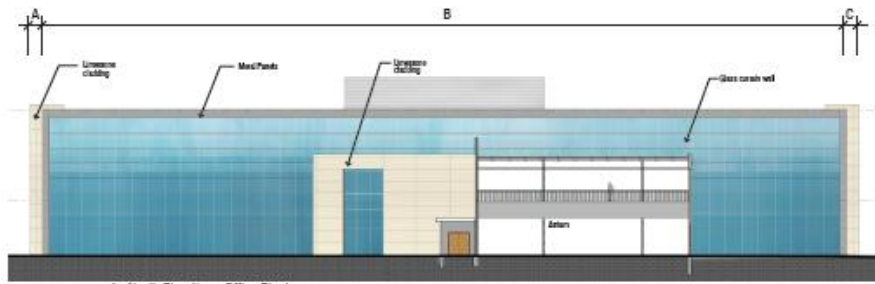


2 - South Elevation - Lab - Distribution Block



3 - East Elevation

# Zoning Exhibit – Elevations



# Scored Stained Concrete



# Requested Provisions

1. The subject property shall develop in accordance with the “BG” – General Business District requirements, and as amended, except as follows:
  - a) Warehouse/Distribution shall be an allowed use.
2. The proposed building shall develop as depicted on the attached architectural elevations and shall not be required to meet the minimum point score as specified in Section 146-139 Architectural and Site Standards of the Zoning Ordinance.
3. The screening devices and associated landscaping for the sanitation container, mechanical equipment and loading areas shall be provided as shown on the attached exhibit.
4. The subject property shall develop generally in accordance with the attached zoning exhibit.



# Staff Recommendation

- Staff recommends approval of the rezoning request.