

McKinney Ranch

PLANNED DEVELOPMENT STANDARDS

I. Purpose and Intent

The development standards outlined herein have been established to continue the quality development that exists in the immediate area. The subject property shall generally conform to the attached Master Development Plan. The buildings reflected on the land plan are general representations of the intended development patterns. The building layout may have minor changes as necessary to facilitate architectural design, engineering, fire, or other related needs so long as the urban character and pedestrian-oriented design is preserved, subject to review and approval by the Director of Planning.

II. Special Provisions

- a. The subject property shall develop in general conformance with the proposed Conceptual Site Layout attached. Although the Conceptual Site Layout contemplates townhomes in certain areas, the townhome land use is optional and may be converted to retail/office entirely; therefore the final layout and land uses may change as necessary to facilitate final street layout, natural topography, streams or creeks, or other related needs so long as the overall character and land use assumptions (detailed below) are preserved, subject to review and approval by the Director of Planning. Townhomes may only be allowed in the areas depicted in the Conceptual Site Layout (Tracts 1B, 2, and 4B) and shall be developed according to the *Townhouse (rowhouse) dwellings* standards per the REC Neighborhood Zone, with the exception that there may no more than 6 attached dwelling units per building. Townhomes are not required; they are an allowed use in these areas.
- b. Except for those sites currently developed or approved as multi-family, Multi-family dwelling uses (MF) shall be prohibited on the subject property.
- c. Live-work units, defined generally as residential dwelling units above non-residential uses providing for limited office or retail space and limited general commercial activity, shall be allowed in tracts 1B, 2, and 4B as indicated on the Conceptual Site Layout and shall be developed according to the *Townhouse (rowhouse) dwellings* standards per the REC Neighborhood Zone, with the exception that there may no more than 6 attached dwelling units per building.
- d. One row of parking and a dedicated firelane adjacent to a public right-of-way shall be allowed by right to provide for access and circulation of commercial buildings along Ridge Road, McKinney Ranch Parkway and/or Stacy Road.
- e. The north/south circulation spine/boulevard shall be developed in the general location as reflected by the attached Conceptual Site Layout and shall be constructed in accordance with the attached Cross Section. Parking fields associated with the future commercial development in Tract 3 shall be allowed to connect into the boulevard via dedicated fire lanes and/or driveways. The boulevard shall have a landscaped with sod and shade trees planted every 30 linear feet within the median consistent with the existing boulevard. There shall

be no more than 4 median openings along the boulevard to allow access to the parking fields and associated driveways.

- f. The east/west circulation spine/boulevard shall be developed in the general location as reflected by the attached Conceptual Site Layout and shall be constructed in accordance with the attached Cross Section. Parking fields associated with the future development in Tract 1 shall be allowed to connect into the boulevard via dedicated fire lanes and/or driveways. The boulevard shall have a landscaped with sod and shade trees planted every 30 linear feet within the median consistent with the existing north-south boulevard in the immediate vicinity. There shall be no more than 4 median openings along the boulevard to allow access to the parking fields and associated driveways. Traffic calming may be required on an as-needed basis as required by the Director of Engineering.
- g. All required canopy or shade trees on the subject property, shall be planted with a minimum caliper size of 5 inches (measured 6" above the ground) and a minimum height of 12 feet at the time of planting.

III. Development Standards

- a. Tracts 1A, 1B, 2, 4A, and 4B
 - i. Non-residential uses shall be developed in accordance with the Section 146-85 "BG" - General Business District and "REC" - Regional Employment Center Overlay District of the Zoning Ordinance, except as follows:
 - 1. No Maximum Floor Area Ratio
 - 2. Maximum Height: 4 stories (For Tracts 2 and 4B, a maximum of 2 stories shall be allowed within 150 feet of adjacent single family residential zoning or use adjacent to the subject property)
 - ii. Prohibited Uses:
 - 1. Auto painting or body shop
 - 2. Auto trailer, light truck, tool rental
 - 3. Auto, motorcycle, boat (sales, repair or storage)
 - 4. Bait shop
 - 5. Building material sales or monument sales
 - 6. Bus station
 - 7. Cleaning plant, laundry
 - 8. Creamery, dairy products
 - 9. Farm implement sales and service
 - 10. Frozen food lockers
 - 11. Funeral homes and mortuaries
 - 12. Garage, auto repair
 - 13. Halfway house
 - 14. Multiple family residential
 - 15. Pawnshops
 - 16. Railroad track or right-of-way
 - 17. Recreation vehicle sales
 - 18. Sexually Oriented Business
 - 19. Single family residential, detached

- b. Tract 3
 - i. Non-residential uses shall be developed in accordance with the Section 146-85 “BG” - General Business District and “REC” – Regional Employment Center Overlay District of the Zoning Ordinance, except as follows:
 - 1. No Maximum Floor Area Ratio
 - 2. Maximum Height: 4 stories
 - ii. Prohibited Uses:
 - 1. Auto painting or body shop
 - 2. Auto trailer, light truck, tool rental
 - 3. Auto, motorcycle, boat (sales, repair or storage)
 - 4. Bait shop
 - 5. Building material sales or monument sales
 - 6. Bus station
 - 7. Cleaning plant, laundry
 - 8. Creamery, dairy products
 - 9. Farm implement sales and service
 - 10. Frozen food lockers
 - 11. Funeral homes and mortuaries
 - 12. Garage, auto repair
 - 13. Halfway house
 - 14. Multiple family residential
 - 15. Pawnshops
 - 16. Railroad track or right-of-way
 - 17. Recreation vehicle sales
 - 18. Sexually Oriented Business
 - 19. Single family residential, attached
 - 20. Single family residential, detached