

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 146-109 (SO – Suburban Office District) of the City of McKinney Zoning Ordinance except as follows:

1. A Car Wash is an allowed use and shall generally conform to the site plan and develop in accordance with Exhibit A, including the location of all curb cuts and interior circulation lanes;
2. The landscape shall generally conform to the landscape plan and develop in accordance with Exhibit B
3. A landscape berm contain slopes of no steeper than 3:1 with a maximum height of three feet (3') shall be required along the frontages of Ridge road and Virginia Drive (except where entrances and exits to the property occur) and an encroachment into the landscape berm along Ridge Road shall be permitted.
4. A minimum of 8.9" landscape buffer shall be allowed on Ridge Road.
5. No deceleration lanes for curb cuts into the property will be required.
6. Screening of any bay door is not required.