

## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "C2" – Local Commercial District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

The subject property shall develop in accordance will all requirements for "C2" – Local Commercial District as specified in Section 146-112 of the City of McKinney Code of Ordinances, except as follows:

1. The following uses shall be allowed by right and will not require a Specific Use Permit:
  - a. Car wash
    - i. A single car wash use shall only be permitted within Tract C and may not exceed a total area of 1.5 acres in size. Car wash uses in any other tract shall be subject to the uses allowed in "C2" – Local Commercial District as specified in Section 146-112, as amended.
    - ii. If at the corner of Stacy and Ridge, the car wash use shall provide additional landscaping and screening according to the following criteria:
      - (1) Canopy trees shall be planted at 1 per 30' linear feet of street frontage within the landscape buffer.
      - (2) An earthen berm shall be provided in the landscape buffer at a slope not to exceed 4:1 (4' of horizontal distance for each 1' of height)
      - (3) Evergreen screening shrubs shall be planted along the length of the street frontage. Evergreen shrubs acceptable for six-foot screening shall be a minimum of three feet in height when measured immediately after planting and shall be planted no further apart than three feet on center, unless otherwise approved by the director of planning, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
  - b. Hotel or motel;
2. The following uses shall be prohibited:
  - a. Auto parts sales (indoor)
  - b. Bait shop
  - c. Bus station
  - d. Funeral homes and mortuaries
  - e. Garage, auto repair
  - f. Halfway house
  - g. Pet store, kennel, animal boarding (outside runs)
  - h. Railroad track or right-of-way
  - i. Service station or motor vehicle fuel sales (Prohibited only within Tract B)

3. The Boulevard shall develop in accordance with the cross section shown on the attached zoning exhibit. The following standards will apply
  - a. Parking fields associated with the future commercial development within the subject property shall be allowed to connect into the boulevard via dedicated fire lanes and/or driveways.
  - b. There shall be no more than two median openings along the boulevard and within the subject property to allow access to the parking fields and associated driveways. Access to the north/south circulation spine/boulevard shall be provided from the median openings at Silverton Avenue to the east and Fortuna Lane to the west.
  - c. The boulevard shall have a landscaped area with living landscape and canopy trees planted every 30 linear feet within the median consistent with the existing boulevard.