

DEVELOPMENT STANDARDS & REGULATIONS
Burnside Indoor Air Quality – New Facility on Coleman Street

(Revised 3.19.21)

*(1.051 acre tract of land
comprising Lots 22, 25, 26, 27, 28, 29 and the north part of Lot 23
in Block A of the Millie Muse Addition to the City of McKinney)*

The subject property (the “Property”) will be zoned “PD – Planned Development District”. Use and development of the Property will conform to the standards and regulations contained herein.

1. Permitted Land Uses: Uses permitted in “C-1 Neighborhood Commercial District”, as amended from time to time, together with warehousing as an additional permitted use on designated portions of the Property; all subject to the limitations and conditions set out below.

2. Landscape Requirements: Landscaping will be in accordance with Section 146-135 – “Landscape Requirements”, as amended from time to time, with the following exceptions:

A. A minimum of 15% of the entire site will be devoted to living landscape
[§146-135 (f) (3)]

B. At least 20% of the street yards along Coleman, Berry, and Sherman Streets will be permanent landscape areas. A 10’ landscape buffer will be provided parallel to corner clip right-of-way dedications, which will be counted towards the 20% requirement. [§146-135 (f) (1)(2)]

C. Along Coleman and Sherman Streets, canopy trees will be provided in the quantity of one per 30 linear feet of frontage within the landscape buffer, spaced on 30-foot centers, or as close thereto as practicable when such spacing conflicts with driveways, easements, fire department strategic access points, or other physical conflicts; and may be clustered if approved by the Director of Planning as part of the site plan process in order to facilitate creative design or for other valid reasons.

D. Along the entire southern boundary of the Property, between Sherman and Coleman Streets, the project will provide additional landscaping, buffering, and screening according to the following criteria:

(i) Canopy trees will be provided in the quantity of one per 30 linear feet within the landscape buffer.

(ii) An earthen berm will be provided in the landscape buffer at a slope not to exceed 4:1 (4' of horizontal distance for each 1' of height).

3. *Off-Street Loading:* Off-street loading facilities [§146-131] will be allowed under the following conditions:

A. There will be no elevated dock structures. Loading facilities will consist of ground-level loading areas and bay doors only.

B. The loading facilities (which will not customarily receive goods between the hours of 9 P.M. and 8 A.M.) will be designed and constructed so as to enclose the loading operations on three sides to reduce noise, with the bay doors opening opposite one another and not directed toward residential properties.