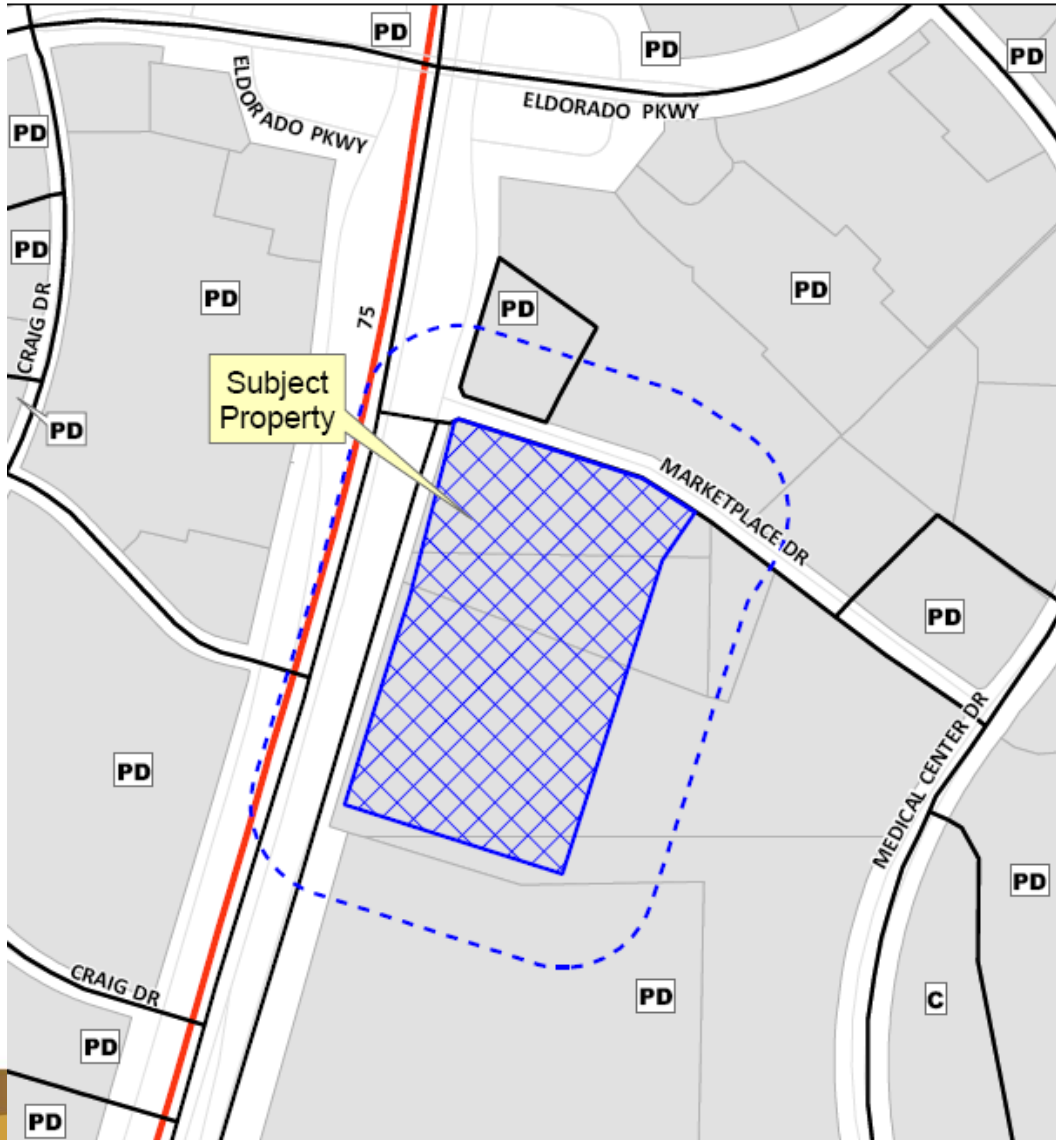


# Case No. 12-035Z

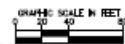
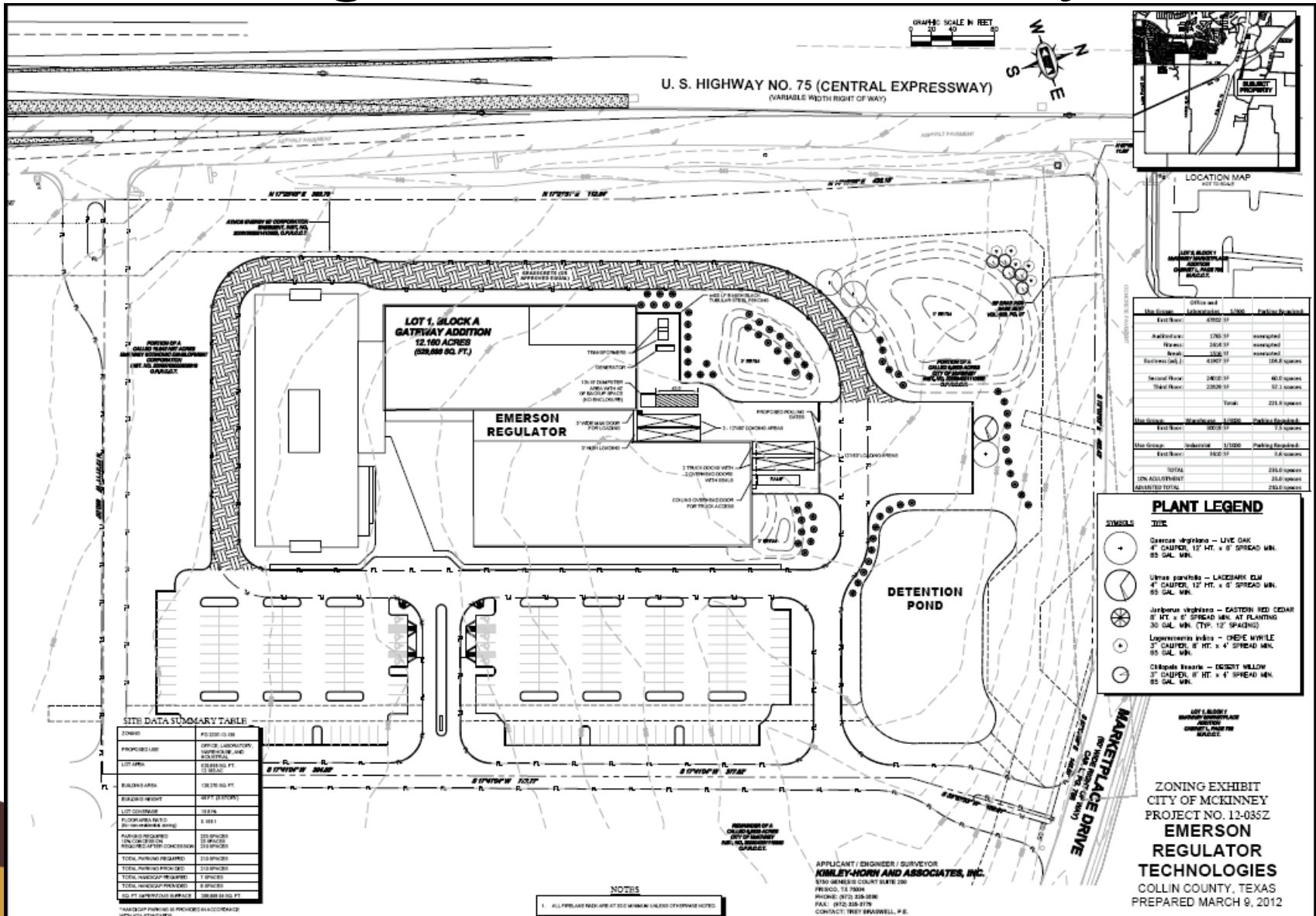
Request to Rezone Approximately 12.16 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Southeast Corner of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

# Location Map





# Zoning Exhibit – Site Layout



Use Group	Area (sq. ft.)	Units	Parking Spaces
East Base	4,852.37		
Multi-Use	1,763.37	Integrated	
Residential	2,614.37	Integrated	
Business/Office	1,124.37	Integrated	
	4,852.37		104.0 Spaces
Second Floor	3,482.37	60.0 Spaces	
Total	2,000.00		31.0 Spaces
			235.0 Spaces
Use Group	Area (sq. ft.)	Units	Parking Spaces
East Base	2,000.00		7.5 Spaces
Use Group	Area (sq. ft.)	Units	Parking Spaces
East Base	3,822.37		5.4 Spaces
<b>TOTAL</b>			<b>235.0 Spaces</b>
<b>MIN. ALLOTMENT</b>			<b>25.0 Spaces</b>
<b>REMAINING TOTAL</b>			<b>210.0 Spaces</b>

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	
ZONING	PRECEDENCE
PROPOSED USE	OFFICE, LABORATORY, SUPPORTIVE, AND BUSINESS
LOT AREA	5,288,889 SQ. FT. TO BEAC
BUILDING AREA	1,000,000 SQ. FT.
BUILDING HEIGHT	100 FT. MAXIMUM
LOT COVERAGE	18.9%
PROPOSED PAVT	1.000%
ASPHALT REQUIRED	100,000 SQ. YD.
TOTAL PAVING REQUIRED	100,000 SQ. YD.
TOTAL PAVING PROVIDED	100,000 SQ. YD.
TOTAL SIDEWALK PROVIDED	1.000 MI.
TOTAL SIDEWALK REQUIRED	1.000 MI.
SIZE OF SIDEWALK SURFACE	1.000 MI. @ 10' WIDE

APPLICANT / ENGINEER / SURVEYOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
 1100 AMERSON COUNTY STATE DR.  
 FRESNO, TX 76844  
 PHONE: 817.235.2500  
 FAX: 817.235.2778  
 CONTACT: TERRY BRADWELL, P.E.

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



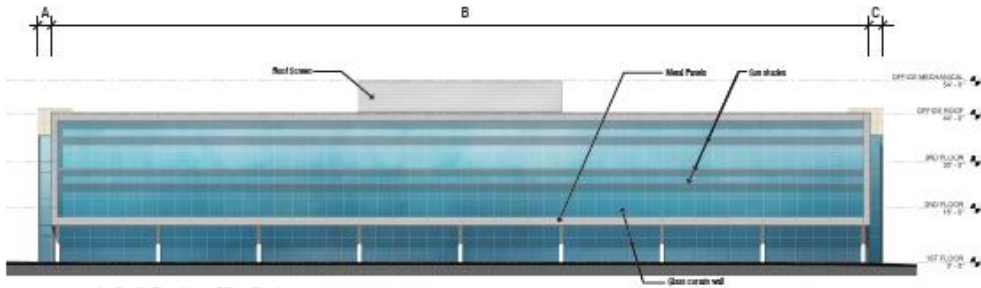
# Requested Provisions

- The subject property shall develop in accordance with the “BG” – General Business District requirements, and as amended, except as follows:
  - Warehouse/Distribution shall be an allowed use.

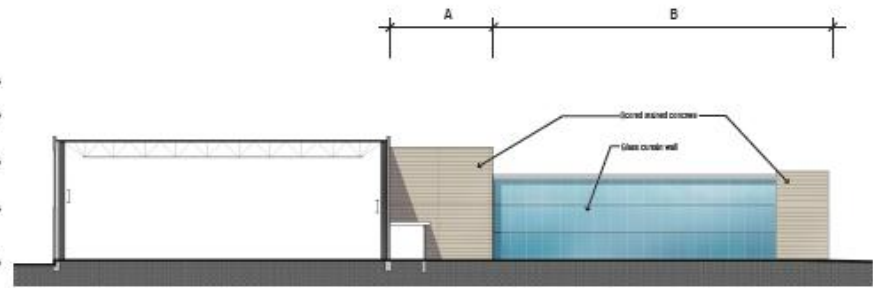
# Requested Provisions

- 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.

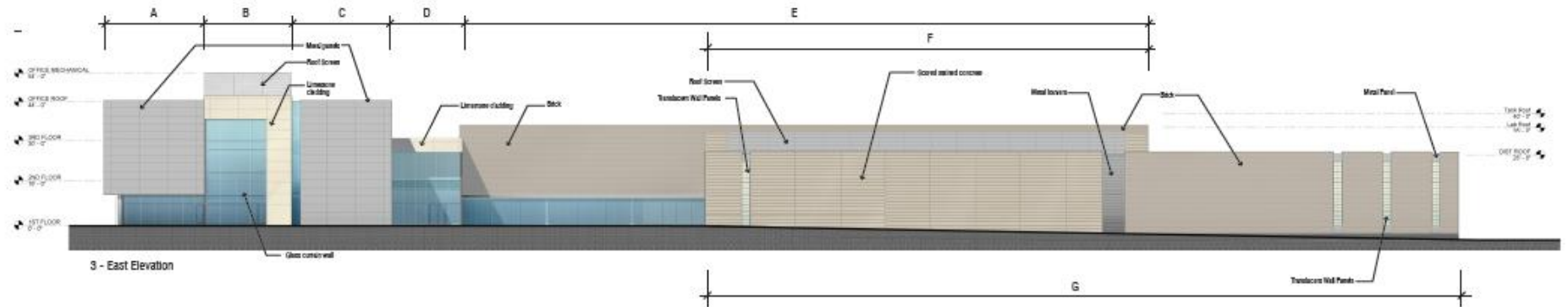
# Zoning Exhibit – Elevations



1 - South Elevation - Office Block

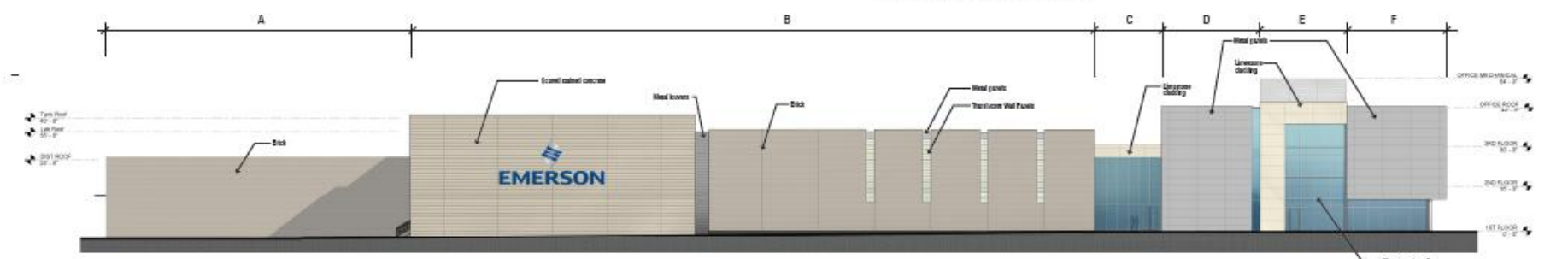
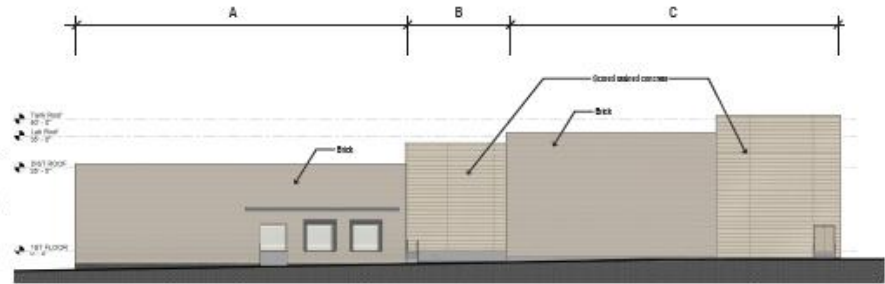
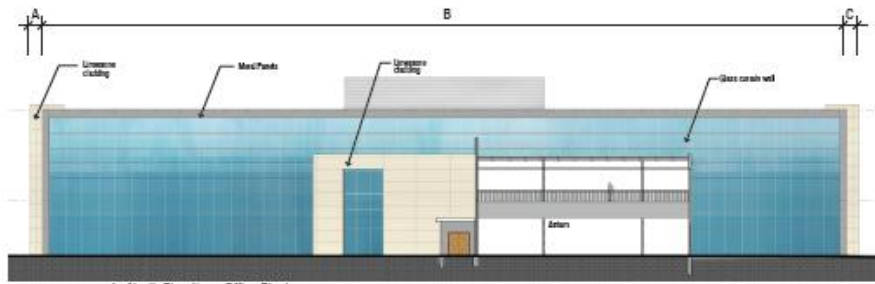


2 - South Elevation - Lab - Distribution Block



3 - East Elevation

# Zoning Exhibit – Elevations





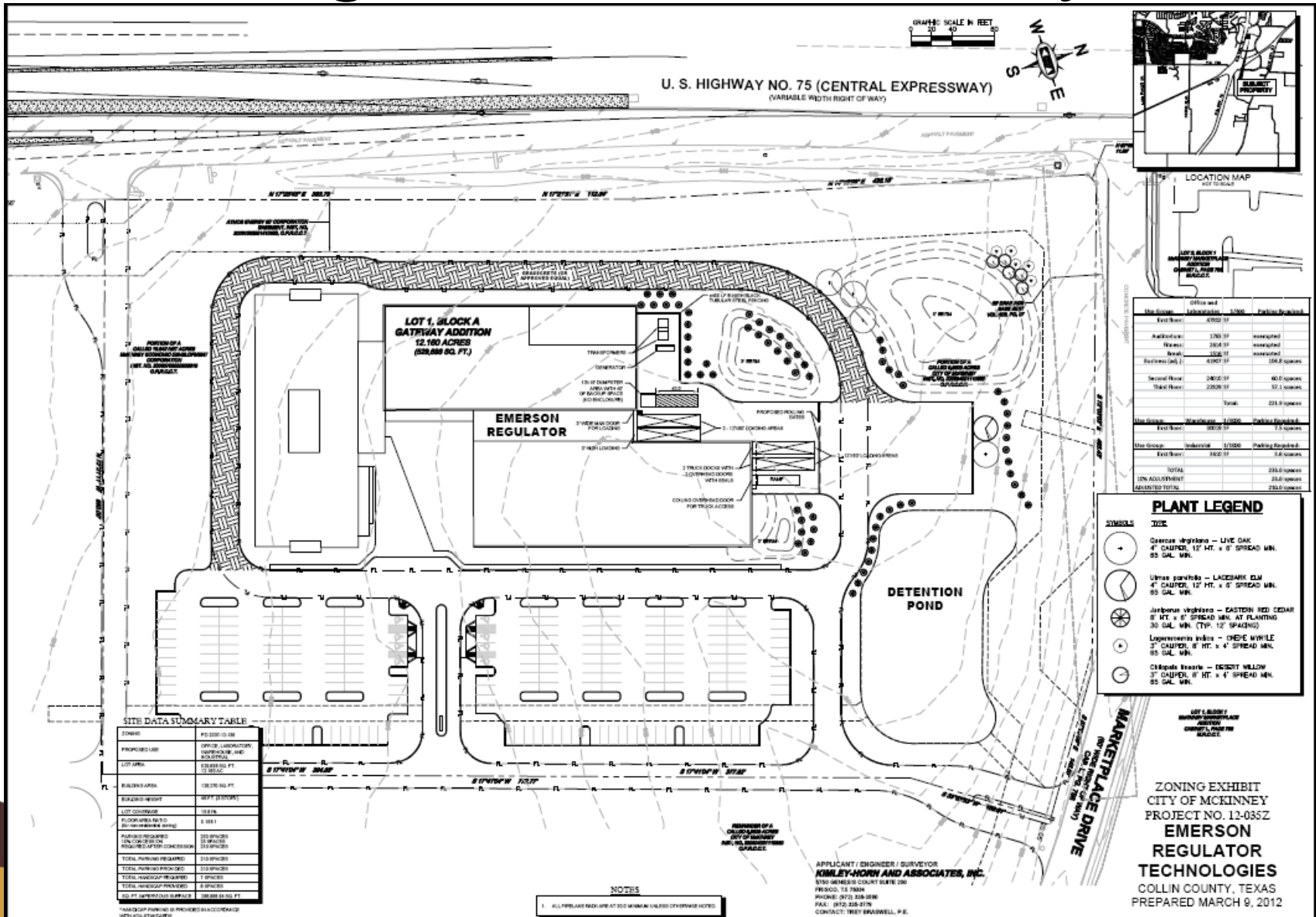
# Scored Stained Concrete



# Requested Provisions

- The screening devices and associated landscaping for the sanitation container, mechanical equipment and loading areas shall be provided as shown on the attached exhibit.

# Zoning Exhibit – Site Layout



Use Group	Area (sq. ft.)	Min. Parking	Max. Parking
East Base	4,852.37		
West Base	1,764.37	100 spaces	
North	2,614.37	100 spaces	
South	1,124.37	100 spaces	
Second Floor	3,402.37	60.0 spaces	
Total	23,008.37	25.0 spaces	224.0 spaces

Use Group	Area (sq. ft.)	Min. Parking	Max. Parking
East Base	2,008.37	7.5 spaces	
West Base	1,120.00	5.0 spaces	
North	1,120.00	5.0 spaces	
South	882.37	5.0 spaces	
TOTAL	5,130.74	22.5 spaces	
MIN. ALLOTMENT		25.0 spaces	
REMAINING TOTAL		224.0 spaces	

**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. 6 INCHES
LOT COVERAGE	24.34%
PROPOSED PAVT. (EXCLUDING DRIVE)	1.88%
ASPHALT REQUIRED	100 SPACES
CONCRETE REQUIRED	20 SPACES
TOTAL PAVING REQUIRED	120 SPACES
TOTAL PAVING PROVIDED	224 SPACES
TOTAL ASSESSMENT PROVIDED	1 SPACES
TOTAL ASSESSMENT REQUIRED	4 SPACES
SIZE OF GARAGEHOUSE SUBJECT	100,000 SQ. FT.

APPLICANT / ENGINEER / SURVEYOR  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
1100 AMERSON COUNTY STATE DR.  
FREDERICK, TX 75844  
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

# Requested Provisions

- The subject property shall develop generally in accordance with the attached zoning exhibit.





# Staff Recommendation

- Staff recommends approval of the rezoning request.