

Development Regulations

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City’s Unified Development Code, as amended, except as noted below.

The Property shall be divided into one (1) tract, as shown on the Tract Exhibit, which depicts the general location of permitted land uses within the Property. The tract shall contain approximately the acreage shown on the Tract Exhibit.

Tract 1 – Planned Development (PD)

Tract 1 shall develop in accordance with Section 204L of the Unified Development Code (“MF36” – Multi-Family Residential), as amended, except as follows:

Additional Permitted Land Uses

- Clinic, Dental, and Medical Office
- Restaurant, dine in, carry out and delivery only;
- Personal Services;
- Retail;
- Office

Site and Development Standards

- Landscape:
 - An adjacency landscape buffer shall be provided along the west boundary of Tract 1 with a minimum width of fifteen (15) feet. Where a required fire lane conflicts with the required adjacency landscape buffer, the buffer may be reduced or eliminated only to the extent necessary to accommodate the fire lane, as approved by the Fire Marshal.
 - No adjacency buffer or vehicular buffer shall be required along the south boundary of Tract 1.
 - Canopy trees shall be provided at a rate of one (1) canopy tree for every five (5) parking spaces and shall be located within 65 feet of a parking space.
 - Where conflicts prevent compliance, canopy trees may be located adjacent to the required buffer and clustered to facilitate planting.
- Screening:
 - A minimum six (6)-foot-tall living screen shall be provided along the west boundary of Tract 1. The screen shall consist of evergreen shrubs selected from the City of McKinney Approved Plant List and shall be planted at an average spacing of three (3) feet on center within the required fifteen (15)-foot adjacency landscape buffer. Spacing may be adjusted to accommodate grade changes, provided that a

continuous visual screen is achieved at maturity, subject to approval of the Director of Planning. Screening shall only be required within the adjacency landscape buffer.

- No screening shall be required along the south boundary of Tract 1.
- Site Enhancement
 - In addition to the site enhancements required under the Unified Development Code, a decorative fountain of a minimum of (10) feet in width and containing at least one sculpture shall be installed within Tract 1. The fountain shall not count toward the minimum number of site enhancements required under the Code.