

PD Application Statements

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 Code of Ordinances, and as amended, except as noted below.

Permitted Land Uses

- Self-Storage.
- A watchman's or caretaker's quarters.
- High-rise Telecommunication Structure.

Space Standards

- Min. Lot Area: 0
- Min. Lot Width: 0
- Min. Lot Depth: 0
- Min. Front Yard: 20
- Min. Rear Yard: 0
- Min. Side Yard: 0
- Max. Building Height: 55 feet.
- Max. Telecommunication Structure Height: 120 Feet
- Min. Telecommunication Structure Setback from Non-Residential Property Line: 10 feet.
- Min. Telecommunication Structure Setback from Residential Property Line: Height of Structure.
- Residential Adjacency for Other Buildings and Structures:
When a non-residential use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property line(s):
 - 1 Story: 30 feet
 - 2 Stories: 50 feet
 - 3 or More Stories: 2 feet of setback for every foot of non-residential building height.

Exceptional Qualities

- The existing tree line along the Eastern property line shall be maintained by the Property owner. For any tree that is removed within this area, for any reason, the property owner is required to plant a minimum of one (1) canopy tree that meets the standards of the City of McKinney Unified Development Code (UDC) within the area.
- No Exterior lighting shall be allowed on the perimeter of the buildings facing the adjacent eastern and southern properties.
- No mechanical equipment shall be allowed on any roof within this zoning.