

Planned Development-207-Retail

ZC 2013-09/2013-6-17
 ZC 2010-15/2010-10-24
 ZC 2008-65/2008-10-24

Location: NW corner of Shiloh Rd. and Renner Rd.
 Acreage: 119.9±

Restrictions:

The permitted uses and standards shall be in accordance with the Retail (R) zoning district unless otherwise specified herein.

General Standards

1. The zoning exhibit shall be adopted as part of the ordinance.
2. Maximum Lot Coverage: 50% increased to 70% if structured parking is provided
3. Maximum Floor to Area Ratio: 1.75:1
4. Maximum Height: 5 story (75 feet) for buildings with multifamily residential use; 20 story for all other buildings
5. Minimum Side Yard: None, except as required by building or fire codes
6. Minimum Rear Yard: None, except as required by building or fire codes
7. Parking Regulations
 - a. The minimum required parking shall be in accordance with Section 3.1100 (Off-Street Parking and Loading) of the Comprehensive Zoning Ordinance with the following exceptions:
 - Multifamily - 1 Bedroom or Less: 1 space per unit
 2 Bedrooms: 1-1/2 spaces per unit
 3 Bedrooms or More: 2 spaces per unit
 - Freestanding Restaurant: One space per 100 square feet of floor area
 - Medical Office: One space per 300 square feet of floor area
 - Retail: One space per 300 square feet of floor area
 - Restaurants and service uses within a multi-tenant building: One space per 300 square feet of floor area
 - b. On-street parking may count toward required parking and shall be permitted on both sides of interior public and quasi-public streets and fire lanes, except where prohibited for vehicular, fire, or pedestrian safety. On-street parking may be parallel, angle, or 90° to the street. Where on-street parking is provided, islands shall be placed as a break to delineate travel lanes. An island break of a minimum 6 feet in width shall be placed no less than every 150 feet of continuous on-street parking.
 - c. No off-street loading spaces are required. Off-street loading for the loading and unloading of merchandise and goods must not occur in public streets or fire lanes, but may occur in parking areas or private drive aisles. Designated off-street loading spaces for nonresidential uses, if provided, may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened by solid metal gates, masonry screening walls, overhead doors, buildings, or any combination of these.
 - d. Except for freestanding restaurants, no parking is required for outdoor patio and sidewalk dining areas or other public seating areas and open space.

Design Standards

1. Street Pattern: The maximum block length shall be 500 feet. Public streets, quasi-public streets, and/or fire lanes may be used to obtain this required block length.
2. Streetscape
 - a. Along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, sidewalks with a minimum width of 6 feet shall be placed no more than 6 feet from back of curb. Street trees shall be provided at a rate of 1 tree per 50 linear feet of street.
 - b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted within public rights-of-way provided accessible pathways are maintained.
3. Quasi-Public Streets Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement, if provided. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
4. Building Design
 - a. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor comprised of window area. Buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd. are exempt from this requirement. For the purposes of this standard, ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
 - b. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way and quasi-public street easements provided accessible pathways are maintained.
5. Landscaping and Open Space
 - a. Except as stated in 5.b below, landscaping shall be provided per Section 3.1200 (Landscaping Requirements) and Section 4.700 (190 Tollway/Plano Parkway Overlay District) except as follows:
 - i. No landscape edge is required along Wynnwood Dr., Wynhurst Dr., Wyngate Blvd., Wynview Dr., and required named quasi-public streets, except for lots located within Tract 1.

- ii. Landscape edge width may be reduced to 10 feet along Shiloh Rd. north of Wynview Dr.
 - b. A minimum five-foot landscape edge shall be provided between all surface parking lots and public and quasi-public streets except for lots located within Tract 1. Street trees shall be provided at a rate of 1 tree per 50 linear feet of street.
 - c. A minimum of 2 acres of open space shall be provided and shall be open to the public at all times. Open space shall have a minimum dimension of 80 feet.
6. Screening
- a. The rear and service sides of nonresidential buildings oriented toward residential use or open space shall be screened as provided in Section 3.1000 (Screening, Fence, and Wall Regulations).
 - b. Refuse and recycling containers shall not be located within 30 feet of a public or quasi-public street, unless internal to the building and shall be screened from view from streets and open space in accordance with Section 3.1000 (Screening, Fence, and Wall Regulations).
7. Fencing: For residential use only, fencing is allowed in the front yard setback up to eight feet in height. Fencing must be a minimum of 50% open.
8. Signage
- a. For buildings fronting S.H. 190 frontage road, Renner Rd., and Shiloh Rd., signage must comply with Section 3.1600 (Sign Regulations) and Section 4.700 (190 Tollway/Plano Parkway Overlay District).
 - b. Signage for all other buildings must comply with Area A standards within Subsection 3.1605 (Downtown Sign District). Additionally, freestanding, single tenant buildings may have monument signs per Section 4.700 (190 Tollway/Plano Parkway Overlay District).

Multifamily Residential Development Standards

1. Maximum Number of Dwelling Units: 1,200 units
2. Minimum Density: 35 dwelling units per acre
3. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence).

Standards Specific to Tract 1

1. Tract 1 shall be developed in accordance with Retail (R) zoning district area, yard, and bulk requirements.
2. Uses
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.

Standards Specific to Tract 2

1. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
2. Building Design:
 - a. Buildings fronting to Renner Rd.
 - i. Minimum Front Yard Setback: 30 feet
 - ii. Maximum Front Yard Setback: None
 - b. Buildings fronting to Wyngate Blvd. or Wynview Dr.
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.

Standards Specific to Tract 3

1. Uses:
 - a. Regional theater use is permitted.
 - b. Car wash use is prohibited.
2. Building Design:
 - a. Buildings fronting to Wynwood Dr., or Wynhurst Dr.
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tract 4

1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Office, retail, service, and restaurant uses may only occupy space within the first floor of multi-story residential buildings. Free standing office, retail, service, and restaurant buildings are prohibited.
2. Street Pattern: Tract 4 shall be bisected by a named quasi-public street and shall comply with the streetscape requirements as stated in 'Design Standards 2. Streetscape' above.
3. Building Design:
 - a. Buildings fronting to Wynwood Dr., Wyncourt Dr., Wyncourt Blvd., or Wyncourt Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 50% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 50% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 100 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 5 & 7

1. Uses:
 - a. Multifamily use is permitted.
 - b. Car wash use is prohibited.
 - c. Retail, service, and restaurant uses are prohibited.
2. Building Design:
 - a. Buildings fronting to Wynwood Dr.
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
 - b. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

Standards Specific to Tracts 6, 8, 9, & 10

1. Uses: Car wash use is prohibited.
2. Building Design:
 - a. Buildings fronting to Renner Rd. or Shiloh Rd.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 30 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line. The 30 feet distance may be increased to a maximum of 85 feet if parking or drive aisles are located between the building face and the street.
 - b. Buildings fronting to Wyncourt Blvd. or Wyncourt Dr.:
 - i. Minimum Front Yard Setback: None
 - ii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the right-of-way line unless restricted by easements. Where easements are present, a minimum of 60% of each facade must be built to the easement line.
 - c. Buildings fronting quasi-public streets:
 - i. Front yard setbacks are measured from the street easement line.
 - ii. Minimum Front Yard Setback: None
 - iii. Buildings shall be constructed such that a minimum of 60% of the facade falls within 15 feet of the street easement line. If other easements are required in addition to the street easement, then 60% of the facade must be built to the additional easement line.

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