

**Location:** NE corner of Plano Pkwy. and Alma Dr.

**Gross Acreage:** 103.615

**Restrictions:**

The UMU Development Plan shall be adopted as part of the ordinance with the following Exceptions and/or Modifications to Sec. 10.700 UMU, Urban Mixed-Use District Standards:

**.2 Permitted Uses – Uses in Addition to Those Permitted in the UMU**

Use Category	Use Type	Allowed	Restriction
<b>Accessory and Incidental Uses</b>	Accessory Building or Use	P	
	Car Wash	P	Inside parking garage only
	Concrete Batch Plant (Temporary)	SUP	Onsite construction only
	Guard’s/Caretaker’s Residence	p	
<b>Educational, Institutional, Public and Special Uses</b>	Community Center	P	
	Fire Station/Public Safety Building	P	
	Helistop	SUP	Sec. 15.600 Zoning Ord.
	Private Recreation Facility	P	
<b>Residential Uses</b>	Single-Family Residence Detached	P	
<b>Retail Uses</b>	Shopping Center	P	Block I only
	Superstore	p	Block O only; Sec. 15.1400 Zoning Ord.
<b>Service Uses</b>	Amusement, Commercial (Outdoor)	P	Block I only
	Arcade	P	Block I only; Sec. 15.100 Zoning Ord.
	Artisan’s Workshop	P	
	Business Service	P	
	Cabinet/Upholstery Shop	P	
	Food Truck Park	SUP	
	Kennel (Indoor)/Commercial Pet Sitting	SUP	
	Restaurant (Drive-in)	SUP	
	Retail/Service, Incidental	P	
Veterinary Clinic	SUP		
<b>Transportation, Utility and Communication Uses</b>	Electrical Sub-Station	SUP	
<b>Vehicle and Related Uses</b>	Motorcycle Sales & Service	P	Block I - indoor only
	Vehicle Dealer (New)	P	Block I - indoor only
	Vehicle Leasing and Renting	SUP	Vehicles inside parking garage only
<b>Wholesale Uses</b>	Office (Showroom/Warehouse)	p	

**P = Permitted Use SUP = Specific Use Permit**

**.3 Area, Yard and Bulk Requirements**

- Minimum lot coverage for any use shall be ~~60%~~50%
- Single-family residence detached may be min. 1

- Single-Family Detached residential shall have the same permitted area, yard and bulk requirements as Single-Family Attached [with the exceptions set forth in Subsection .14 Single-Family Attached Regulations](#).

~~Single-family residence may be min. 2~~

#### **.6 Adopted Development Plan**

- [Lot, block and/or street configuration and use designation may be modified as part of the Site Plan submittal without necessitating an amendment to the approved Development Plan if it is determined by the Director of Planning or the designee that the modification does not constitute a significant change to overall intent of the approved development plan.](#)

#### **.10 Streets and Sidewalks**

- All streets in the UMU may be platted as public or private streets
- [Upon approval of the Director of Planning or the designee, a street designated as a private street may be gated.](#)
- Private streets may be located in either a private street lot [or private access easement](#) .
- Mews Streets
  - o May be used for single-family attached or [single-family detached dwellings](#)
  - o ~~No more~~[More](#) than 50% of the lots within a development may abut a mews street as the only point of street front-age and access.
- Sidewalks
  - o A clear pedestrian path of ~~seven~~ [four](#) feet in width shall be maintained on all minor streets and ~~12~~ [6](#) feet in width on all major streets. Trees, landscaping, outdoor dining areas, bicycle racks, and street furniture may be placed within the sidewalk but may not reduce the clear path width.

#### **.11 Usable Open Space**

- Except for property located within a floodplain [or overhead transmission line easement](#), open space shall fit into the grid street and building block plan.

#### **.13 Building Placement and Design**

- ~~The~~ distance from building face to building face shall not exceed 100 feet on major streets, unless separated by usable open space [or abuts a street with a median](#).
- Nonresidential space must have a minimum floor-to-ceiling height of 12 feet [on the ground floor](#); however, live/work/flex space must have a minimum floor-to-ceiling height of ten feet.

#### **.14 Single-Family Attached [and Single-Family Detached](#) Regulations**

- ~~No m~~[More](#) than 50% of the lots within a development may abut a mews street as the only point of street frontage and access.
- ~~Buildings~~ serving single-family [attached](#) residential lots must be separated by a minimum distance of 10 feet
- [ADDITIONAL REQUESTED PROVISIONS TO BE ADDED](#)

### .15 Additional Requirements and Restrictions

- The second building constructed and all subsequent buildings may not be further than ~~300~~<sup>150</sup> feet from another building.
- Signs – [WORK IN PROGRESS](#)
- Landscaping – [WORK IN PROGRESS](#)

#### Following exceptions/modifications apply to designated Blocks within the UMU District:

- a. Block F:
  - i. Maximum Block Length: 1400 feet
  - ii. Maximum Block Size: 6 Acres
- b. Block H:
  - i. Maximum Block Length: 1200 feet
  - ii. Maximum Block Size: 12 Acres
- c. Block I:
  - i. Maximum Block Length: 1500 feet
  - ii. Maximum Block Size: 12 Acres
- d. Block J:
  - i. Maximum Block Length: 700 feet
  - ii. Maximum Block Size: 4 Acres
- e. Block K:
  - i. Maximum Block Length: 800 feet
  - ii. Maximum Block Size: 4 Acres
- f. Block L:
  - i. Maximum Block Length: 1000 feet
  - ii. Maximum Block Size: 7 Acres
  - iii. Maximum Building Height: One 20-story (300 feet) building permitted
  - iv. [Minimum Floor Area Ratio may be 12:1 for any use other than single-family residential](#)
  - v. Three freestanding restaurant buildings are permitted consistent with the following standards:
    - 1. Minimum height of one story
    - 2. Minimum building of 2,500 square feet
    - 3. Shall have a minimum of 1,000 square foot patio that opens onto or adjacent to a plaza, creek and/or public open space

- g. Block M:
  - i. Maximum Block Length: 800 feet
  - ii. Maximum Block Size: 6 Acres
  - iii. Maximum Building Height: One 20-story (300 feet) building permitted
  - iv. [Minimum Floor Area Ratio may be 12:1 for any use other than single-family residential](#)
  - v. Two freestanding restaurant buildings are permitted consistent with the following standards:
    - 1. Minimum height of one story
    - 2. Minimum building of 2,500 square feet
    - 3. Shall have a minimum of 1,000 square foot patio that opens onto or adjacent to a plaza, creek and/or public open space
- h. Block N:
  - i. Maximum Block Length: 900 feet
  - ii. Maximum Block Size: 7 Acres
- i. Block O:
  - i. Maximum Block Length: 800 feet
  - ii. Maximum Block Size: 6 Acres
  - iii. May be developed consistent with the Corridor Commercial Zoning District area, yard and bulk standards with the additional exceptions:
    - 1. Shall not be required to designate parking lot as “future development site”
    - 2. Shall be exempt from UMU District Subsection .7 Governance Association
    - 3. May have 9’ x 18’ surface parking spaces
    - 4. May have 1 parking space per 350 square feet of gross building area
- j. Block P:
  - i. Maximum Block Length: 900 feet
  - ii. Maximum Block Size: 5 Acres