



01-28-14

13-164Z2

**TCI – MCKINNEY RANCH
REZONING OF REMAINING PARCELS**



SILVERADO TRAIL

McKINNEY RANCH PARKWAY

STACY ROAD

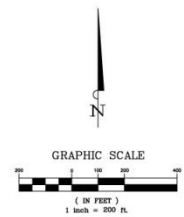
McKINNEY RANCH PARKWAY

RIDGE ROAD

**+/- 1 MM SQUARE FEET
OF MULTI-FAMILY**



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CONCEPTUAL
SITE LAYOUT



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III. Non-Residential Development Standards

A. Mixed Use/Employment Center (Tract MU/EC-1)

1. The Mixed-Use/Employment Center District is located within the core of this Planned Development District and of the McKinney REC, and presents the opportunity for the creation of a commercial and office developments with limited integrated residential uses.

This district shall be developed in accordance with the "O - Office" District regulations of the City of McKinney Zoning Ordinance 1270, and as amended, except as follows:

- a. Maximum Floor Area Ratio (FAR): 7.5 : 1.0 F.A.R.
- b. Minimum Height: 2 stories (except as amended at the discretion of the Planning Director)
- c. Maximum Height: 15 stories (no building shall be greater than 4 stories within five hundred feet (500') of any single family zoned development)
- d. For buildings along "Type A" streets, the setbacks shall follow the build-to guidelines as set forth in the McKinney Regional Employment Center Design Guidelines.
- e. For buildings facing major arterials (F.M. 720, Ridge Road and Stacy Rd.) the Director of Planning shall have the authority to require additional setbacks up to twenty-five feet (25').
- f. Primary Uses:
 - i. This tract is intended to develop as an urban office development. This tract is intended to have a much more "urban feel" than the typical commercial/retail development.
 - ii. Hotels shall be allowed and encouraged on this tract.
 - iii. On the general development plan for this tract, "Type A" streets have been illustrated as a framework for the anticipated dense urban development. "Type A" streets typically have build to lines and on street parking to frame the outdoor pedestrian experience. The McKinney Regional Employment Center Type A street guidelines shall apply.
 - iv. On the general development plan for this tract, "Open Spaces" have been illustrated as a framework for pedestrian connections. The open spaces in this tract illustrate the intent to provide for urban Generals, civic plazas and pedestrian connections that enhance the urban experience.
- g. Secondary Uses
 - i. Secondary uses shall not comprise of more than twenty five percent (25%) of the permitted F.A.R. for the original parent zoning district tract.
 - ii. Retail and Service Uses: Retail and service uses shall be required to be integrated into the development to create a lively urban experience that emphasizes the vertical



"mixed-use" concept and provides support uses for the primary uses

Retail and service uses shall be provided at a minimum of two percent (2%) and a maximum of seven and one-half percent (7.5%) of the permitted F.A.R. for the original parent zoning district tract. Private clubs shall be allowed in this tract by Special Use Permit as per the City of McKinney ordinance.

- iii. Residential Uses: Residential uses shall be required and developed at a minimum density of 24 units to the acre to a maximum density of 40 units to the acre and shall be developed according to the McKinney Regional Employment Center Design Guidelines as adopted or as amended in the future. These developments shall be in keeping with a dense urban environment. Permitted residential uses comprise the following:

- Dwellings above non-residential uses (live-work units).
- Multiple-family dwelling (apartment), more than four units per building

In order to encourage mixed-uses, residential uses shall be provided at a minimum of ten percent (10%) to a maximum of twenty percent (20%) of the permitted F.A.R. for the original parent zoning district tract. Ground floor, non-residential uses may be permitted within residential structures.

A special use permit may be requested by the applicant to allow for redevelopment. The Planning Director may issue a special use permit to allow for future density changes for redevelopment purposes. For example, redevelopment of an existing office building to allow for residential uses at densities other than those specified herein.

- h. Open space shall be provided within Tract MU/EC-1 at the rate defined in the McKinney Regional Employment Center Design Guidelines as adopted or as amended in the future.

B. Employment Center (Tract EC-1)

1. The Employment Center District is intended for corporate headquarters, office campuses and/or light, clean industrial complexes. Although smaller scale buildings are permitted, this district is intended for uses necessitating larger buildings and parking lots. This district generally includes uses allowed within the "O" – Office District regulations of the City of McKinney Zoning Ordinance 1270 and those of the Regional Employment Center Schedule of Uses. If any conflicts between those two schedules exist, the Regional Employment Center schedule shall prevail.



CASE SUMMARY

EXISTING ZONING

MIN. 3,200,000 SF
of Multi-Family
MAX. 6,400,000 SF
of Multi-Family

Townhomes as live-work units

All types of retail allowed but
not required on certain parcels

PROPOSED ZONING

No additional Multi-Family

Traditional neighborhood of
townhomes

Desirable retail uses defined on
specific parcels



