

EXHIBIT C

These regulations apply only to any multi-family development within Tract B of the Property. Such multi-family development is intended to be urban in character with sidewalks on all sides of the building block adjacent. The multi-family development will conform to the regulations within the City of McKinney Zoning Ordinance with the following exceptions:

1. No more than six and one-half (6.5) acres may be developed as multi-family.
2. The minimum density shall be 50 units per acre.
3. The maximum building height shall be no greater than five (5) stories or seventy (70) feet.
4. Parking shall be at a ratio of one (1) parking space for each bedroom.
5. Structured garage parking, tuck-under garage parking and surface on-site courtyard parking shall be permitted, provided that no more than 20% of the overall required parking for the multi-family development shall be surface parking.
6. Structured parking facilities may not exceed 70 feet in height.
7. Multi-family buildings shall not be required to meet the architectural requirements of Section 146-139 of the Zoning Ordinance and shall be approved if the following requirements are satisfied:
 - a. Buildings shall generally conform to the range of architectural styles and features contained in the attachments hereto entitled “Building and Finishes”, “Palette” and “Components”, which correspond to the look and feel of the Parkside at Craig Ranch development immediately north of the Property;
 - b. The exterior of each building’s front façade shall feature a minimum of 85% brick, stone, synthetic stone, stucco or any combination thereof, with none of the aforementioned materials, except brick or stone, comprising more than 50% of such façade. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), cementitious siding, metal, treated wood and/or glass curtain wall systems;
 - c. Horizontal building facades longer than 150 feet in width shall be segmented into smaller sections by a structural or ornamental minor façade offset of a minimum four (4) feet deep and ten (10) feet wide. The height of such offsets shall be equal to or greater than 75% of the building’s height;
 - d. The primary architectural features of a building’s front façade shall be continued on all facades of the building that face a public street;
 - e. Primary and secondary building entrances shall be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades or other appropriate elements;
 - f. Structured parking facades shall not have frontage on a public street, unless the elevation is masonry and the open areas of the structure contain an architectural design element such as wrought iron or a metal or opaque screening.

8. The development shall contain amenities that conform to the requirements of Subsubsection (1)e of Subsection (f) of Section 146-139.
9. The development will be urban in character and will conform to the following landscape requirements in lieu of the minimum landscaping standards set forth in Subsection (f) of Section 146-135 of the Zoning Ordinance:
 - a. One street tree, referred to as Canopy Trees by Section 146-135 (Landscape Requirements) and Appendix A (Approved Plant List) of the Zoning Ordinance, as amended, shall be provided for every 30 linear feet of frontage on a public street or perimeter private drive that functions as a public street (at the request of the Fire Marshall, the canopy trees may be restricted to columnar-shaped trees). The linear footage of frontage shall be calculated exclusive of the frontage consumed by driveways and sight visibility triangles.
 - b. Required street trees shall be evenly spaced at a ratio of 30 feet on center (+/- 5 feet). Required street trees may be clustered if approved by the Director of Planning, or his designee.
 - c. A minimum 20 foot landscape buffer adjacent to the right-of-way of any public street is required.
 - d. Other than the landscape buffer adjacent to the right-of-way of public streets, no landscaped buffers are required along property lines.
10. No screening wall shall be required between multi-family and office or retail uses.

BUILDING AND FINISHES



PALETTE



COMPONENTS

