

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" - Planned Development District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

1. Character Districts. The subject property shall be split into three character districts. These character districts and their geographic limits are illustrated on the Regulating Plan, attached hereto. The character districts are:
 - a. Multi-Family District (MF)
 - b. Craig Ranch Urban Single Family Residential District (USF)
 - c. Commercial - Mixed Use District (CMU)

2. Overarching Design Guidelines:
 - a. Architectural design, parking, landscaping, loading and screening shall adhere to the requirements outlined within the City of McKinney Comprehensive Zoning Ordinance, as amended from time to time, except as indicated herein.

 - b. *Landscaping.*
 - i. One canopy tree shall be installed every 30 linear feet along all public rights-of-way. These trees may be clustered in special cases to facilitate a creative design or to accommodate public utilities or to implement sight visibility requirements or to accommodate fire department access. In no case shall the ratio of tree be less than 1 per 30 feet of frontage.

 - c. *Sidewalks.*
 - i. 10' wide sidewalks shall be provided along Alma Road and Collin McKinney Parkway. All other streets within the development shall feature sidewalks with a minimum of 6' in width.

 - d. *Urban Design Requirements.*
 - i. All development shall conform to the following:
 1. Multi-family and commercial entrances must be articulated through the use of architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, stoops, overhangs, railings, balustrades, and others as appropriate.
 2. Light standards shall be placed along all sidewalks constructed with the community, with all lighting in public right-of-way subject to review and approval by the Director

of Engineering.

3. Blank, windowless walls that exceed 20 horizontal feet in length and are oriented toward a public right-of-way or privately maintained street shall be prohibited. Parking garages shall be exempt from this requirement.
4. First floor non-residential uses constructed along Collin McKinney Parkway shall feature large, storefront window panes with no more than 42 inches of base plate material. Where buildings are situated at the intersection of Collin McKinney Parkway and another public street, the secondary frontage shall have consistent storefront window panes for a minimum of 15 feet in length along the first floor frontage.
5. The architectural treatment and design of a building's front facade shall be continued around all sides that are visible from the public right-of-way.
6. Multi-family residential developments shall not be required to provide a six-foot tall screening wall along the side and rear property lines.
7. Craig Ranch Urban Single Family lots will be served by an alley.

e. Parking Provisions.

- i. All off-street parking (except parallel spaces) must be screened from view of the right-of-way by a building, a minimum 6' tall screening device as provided in Section 146-132 Fences, walls, and screening of the Zoning Ordinance, a 6' tall living screen, or a combination thereof.
- ii. On-street, parallel parking shall be allowed, except in locations prohibited by the Fire Marshal in order to provide emergency services access or by the director of Engineering in order to provide adequate intersection capacity or visibility.
- iii. All marked on-street parking located within 200' of a building may be utilized to satisfy that building's off-street minimum parking requirements.
- iv. Multi-Family residential uses shall conform to Section 146-130 (Vehicle Parking) of the Zoning Ordinance, except that at least 75% of all units shall have an enclosed space.

3. Multi-Family (MF) Development Standards.

a. *Permitted Uses*

- i. Multi-family residential uses

b. *Space Limits.*

- i. Building Height: No less than 2 stories (35 feet) and no greater than 4 stories (55 feet)
- ii. Maximum Lot Coverage: None
- iii. Minimum Residential Density: 25 dwelling units per acre

c. *Architectural Design.*

- i. Each elevation of each multi-family residential building shall consist of a minimum 85% natural or synthetic stone.
- ii. A minimum 50% of all units shall have a balcony.

4. Craig Ranch Urban Single Family Residential (USF) Development Standards.

a. *Permitted Uses.*

- i. Detached single family residential uses

b. *Space Limits.*

- i. Minimum lot width: 30'
- ii. Minimum lot depth: 85'
- iii. Minimum lot area: 2,550 sq. ft.
- iv. Front build-to line: 10'
- v. Rear yard setback: 8'
- vi. Minimum side yard setback: Houses will be situated on a lot as either a zero lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) of separation will be provided. For houses on a zero lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be five (5) feet.
- vii. Minimum side yard at corner: Five (5) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front build-to line of the adjacent lot.
- viii. Minimum Building Height: 2 stories (35 feet)
- ix. Maximum Building Height: 3 stories (45 feet)

x. Minimum Density: Seven (7) dwelling units per acre

c. *Architectural Standards.*

i. Any detached single family residential structure shall incorporate at least 3 of the following elements:

1. No pitched front roof plane with a horizontal length longer than twenty (20) feet exists;
2. A minimum of three (3) offsets in the front façade measuring at least two (2) feet deep are provided or a minimum of one (1) offset in the front façade measuring at least six (6) feet is provided;
3. The structure features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
4. At least one (1) dormer is provided for each roof plane over five hundred (500) square feet in area that faces a public street which must be appropriately scaled for the roof plane and is not be wider than the windows on the building elevation below;
5. All shutters for windows facing a street will be operational or appear operational and in scale with the corresponding window;
6. Exterior decorative lighting for the front door and above the garages are operational using photo cell;
7. Floor surface of front porch is brick, stone or patterned concrete;
8. All ground level heating, ventilation, and air conditioning equipment is screened from view from the street on which the structure faces;
9. Floor surface of front porch is brick, stone or patterned concrete; or
10. Roof is clay-tiled.

d. *Miscellaneous.*

- i. Balconies, covered porches, stoops, and other similar structures, if utilized, shall have a minimum free and clear depth of at least 4 feet.
- ii. Each lot shall be required to provide at least 1 canopy tree in the front yard. The placement of trees may not impede sight visibility. If a required tree conflicts with sight visibility requirements, the tree may be deleted or relocated to another appropriate area in the immediate vicinity, as determined by the Director of Planning.

5. Commercial-Mixed Use District (CMU) Development Standards.

The intent of the Commercial-Mixed Use District is to provide for an urban form and character that emphasizes pedestrian activity and integrates quality urban design.

a. *Permitted Uses.*

- i. All uses permitted in the "C1" - Neighborhood Commercial District.

b. *Space Limits.*

- i. Front Build-To Line: 10'. Buildings must occupy a minimum 80% of the frontage along the Collin McKinney Parkway build-to line.
- ii. Recesses in the building frontage shall be located no more than 35' from the property line.
- iii. Rear Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- iv. Side Yard Setback: 5' (Minimum building separation of 10' must be maintained)
- v. Building Height: No less than 2 stories (35 feet) and no greater than 5 stories (65 feet).
- vi. Lot Coverage: No maximum lot coverage.
- vii. In addition to the normally required sidewalks, the developments and buildings located on the mixed use tract shall be connected by six (6') foot wide sidewalks that connect buildings to buildings, buildings to open spaces and the overall mixed use development to the multi-family development to the north. These six (6') foot wide sidewalks will be in addition to any required sidewalks that are typically required as part of normal site planning process.
- viii. Open space is a critical aspect of urban design. As such, the CMU shall have an integrated open space design that is provided in a manner that creates a focal gather place for the CMU district. The intent of the open space is to promote pedestrian activity outside of the buildings, integrate the outside environmental design with the overall site plan and to provide human-scale nodes to complement the built environment.
 1. Open space design shall be provided as follows:
 - a. Minimum requirement of 10% of the lot area of the mixed use tract
 - b. Required Open space shall be shown on Site Plan and dedicated as Common Area on Plat.

2. A minimum of four (4) of the following elements shall be used in any required open space:
 - a. Bench to seat four (4) people
 - b. Two (2) ornamental Trees
 - c. Water feature
 - d. Covering or shade structure
 - e. 1,000 sf decorative pavers
 - f. Decorative lighting
 - g. Outdoor decorative sound system
 - h. Public art
 - i. 1,000 sf ornamental or seasonal flowering plants
 - j. 2,500 sf of xeriscaping

 3. Open Space design shall be incorporated into the Site Plan submittal process and the Landscape Plan. Although the Open Space design should optimally be designed in conjunction with the required Landscape Plan, the Open Space design shall not be used to diminish the rules and regulations of the landscaping section of the Zoning Ordinance.
- ix. Required parking shall be provided in a manner that does not diminish or conflict with the intent of the CMU District. A parking garage, if developed, shall be integrated with the associated buildings in terms of design as opposed to a standalone parking garage not connected to the mixed use development.
- x. At the time of Site Plan review, the Director of Planning shall have the authority to review the Site Plan for adherence to the intent and provisions of this section. Should the Director of Planning be unable to approve the Site Plan due to lack of adherence with this section, the Site Plan shall be forwarded to the City Council for consideration and action.