

Millennium Place At McKinney

**Developer:
Pinnacle Facility Engineering Inc.**



PINNACLE
FACILITY
ENGINEERING

Commercial Development With Precision In Mind

Prepared By:



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Development Regulations

Description of Land Uses

Commercial Zone

This use is located along West University Drive to capture high-volume traffic that could attract regional users and serve the local community.

Multi-family Residential Zone

This zone incorporates a variety of multi-family units into the northern portion of the site. This zone does not have frontage on West University and is tucked in the northern portion of the site. Millennium Place proposes a residential use that will serve members of the community seeking a walkable connection to restaurants, shopping, and entertainment amenities developing around the intersection of West University and Hardin.

Development Standards

The Subject Property shall develop in accordance with the Zoning Ordinance, and as amended, except as follows:

Commercial Zone Development Standards:

- A. Permitted Uses and Regulations:** This zone shall develop according to Section 146-112. “C2” – Local Commercial District, and as amended.

Multi-Family Residential Zone Development Standards:

A. Permitted Uses and Regulations: Multi-family uses, Type A and Type B, shall be permitted within the Multi-Family Residential Zone and shall develop according to the regulations defined below. Uses allowed within “C2” – Local Commercial District shall be allowed within the Type A building on the ground floor units facing south towards West University Drive.

B. Dimensional Regulations

Development Standard	Multi-Family Residential
a. Minimum Lot Width	60’
b. Minimum Lot Depth	100’
c. Minimum Front Yard Setback *	25’
d. Minimum Rear Yard Setback *	40’
e. Minimum Side yard setback *	25’
f. Maximum lot coverage	70 %
g. Maximum floor area ratio:	2:1
h. Maximum density (dwelling units per gross acre)	40 DU/A

- * Front yard setback shall be measured from the south property line of the multi-family zone to the south elevation of the multi-family building.
- * Rear yard setback shall be measured from the north property line of the multi-family zone to the north elevation of the multi-family building.
- * Side yard setback shall be measured from the east/west property line of the multi-family zone to the east/west elevation of the multi-family building.

C. Screening Requirements: The development shall meet all requirements of Section 146-132.-Fences, Walls, and Screening Requirements, except as follows.

- i. A six-foot (6’) masonry wall or a six-foot (6’) tall ornamental metal fence with six-foot (6’) or greater evergreen shrubs shall be used along the northern and western property lines as screening. Evergreen shrubs shall be a minimum of thirty-six inches (36”) in height at the time of planting.
- ii. No screening requirements shall be required along the southern and eastern property lines.

D. Landscape Requirements: The development shall meet all requirements of Section 146-135.-Landscape Requirements, except as follows.

- i. A minimum ten-foot (10’) landscape buffer shall be provided along the northern property line with one (1) canopy tree provided for every twenty-five linear feet (25’) of property line.
- ii. A minimum twenty-five-foot (25’) landscape buffer shall be provided along the western property line with one (1) canopy tree provided for every thirty linear feet (30’) of property line. The dog run amenity shall be allowed to utilize this landscape buffer.
- iii. No landscape buffers or planting requirements shall be required along the southern and eastern property lines.

E. Multi-Family Residential Type A - Additional Standards:

1. The maximum height of Multi-Family Type A buildings shall be sixty feet (60').
2. **Architectural and Site Standards:** The development shall meet all requirements of Section 146-139.-Architectural and Site Standards, except as follows:
 - i. All exterior facades shall be a minimum of 60% masonry. Internal courtyards are required to be comprised of a minimum of 50% masonry.
 - ii. Exterior facades may use primary colors as accent colors up to 15% of each elevation.
 - iii. Wall planes longer than 50 feet in length shall be segmented into smaller sections by a façade offset at least 5' deep and 10' wide. The height of the offset shall be a minimum of three stories or thirty-six feet (36') in height.
 - iv. The following amenities shall be provided:
 - a) Internal Courtyard (minimum 15,000 square feet).
 - b) Swimming pool (minimum 1,000 square foot surface area) with deck.
 - c) A dog run which is at least 5,000 square feet in area which satisfies the following requirements
 - The dog run is enclosed with minimum five feet (5') high ornamental metal fence.
 - The enclosure shall be minimum of twenty-five feet (25') in width and two hundred feet (200') in length.
 - The dog run shall require at least one dog waste station (including a bag dispenser and waste receptacle) installed for every 2,500 square feet of the dog park. The dog waste station shall be installed along the perimeter of the enclosure.
 - d) Fitness center and/or weight room (minimum 500 square feet).
 - e) 1st Floor Lounge (minimum 500 square feet).
 - f) 4th Floor Lounge (minimum 500 square feet).
 - g) 10' wide pedestrian walkway to connect Type B units to the Forecourt and Commercial Zone.
 - v. Major architectural and site enhancements shall include:
 - A structured parking garage shall be wrapped on three (3) sides by the multi-family residential buildings.
 - Inset in the south façade to accommodate a forecourt which shall be a minimum of 2,000 square feet and shall include but may not be limited to: two (2) benches, one (1) shade structure, and a minimum of 250 square feet of planting beds.

- vi. Minor architectural and site enhancements shall include:
 - Ground floor units on the south side of the Type A Building facing West University Drive shall be designed and constructed to permit commercial uses with a minimum 12 feet clear ceiling height. This excludes the Leasing Center and units located within the inset of the Forecourt. The ground floor units shall incorporate transom windows to delineate the ground floor units from the upper units.
 - Each elevation visible from the right-of-way or from property zoned for residential use shall contain two types of complementary masonry.
 - All mechanical, heating, ventilation and air conditioning equipment to be roof mounted and screened (Screening must be a minimum of 1' taller than the height of the equipment).
 - Type A buildings: Private patio/yard for ground units (minimum 60 square feet). Balconies on all 2nd, 3rd, & 4th story units (minimum 50 square feet)
 - Type B buildings: Roof-top terraces (minimum 175 square feet).
- vii. Amenities and Major and Minor Architectural and Site Enhancements shall be shared between Multi-Family Residential Type A and Type B.
- viii. Windows on multi-family units shall be setback a minimum of forty feet (40') from the western property line.

F. Multi-Family Residential Type B Additional Standards:

1. The maximum height of Multi-Family Type B buildings shall be forty feet (40').
2. **Architectural and Site Standards:** The development shall meet all requirements of Section 146-139.-Architectural and Site Standards, except as follows:
 - i. All facades shall be a minimum of 60% masonry.
 - ii. Facades may use primary colors as accent colors up to 30% of each elevation.
 - iii. Wall planes longer than 50 feet in length shall be segmented into smaller sections by a façade offset at least 18" deep and 10' wide. The height of the offset shall be a minimum of three stories or thirty-six feet (36') in height.
 - iv. Amenities and Major and Minor Architectural and Site Enhancements shall be shared between Multi-Family Residential Type A and Type B.
 - v. Windows on multi-family units shall be setback a minimum of forty feet (40') from the western and northern property lines.