

DEVELOPMENT REGULATIONS

PERMITTED USES

- A. Multi-family residential uses shall be the only allowed use on the subject property.

DEVELOPMENT STANDARDS

- A. The development standards, including, but not limited to, 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. Space Limits:
 - a. The subject property shall develop in conformance with “MF-1” – Multiple Family Residential – Low Density District, except as follows:
 - a. Minimum Front Yard Setback along Wilson Creek Parkway – 25 feet
 - b. Minimum Setback along Southern Property Line – 20 feet as shown on the attached Concept Plan
 - c. Minimum Interior Building Separation – 10 feet shall be maintained between all buildings; however, a minimum of 6 feet may be permitted between eaves, provided all building and fire codes are met.
- C. Landscaping:
 - a. Minimum Landscape Buffer along all ROWs – 25 feet
 - b. All Other Property Lines – 10 feet
 - c. Canopy trees shall be provided along all property lines spaced no greater than 30 feet on center; however, they shall not be required where natural tree buffers exist along the southern property line as shown on the attached Concept Plan.
 - a. Canopy trees along all street frontages shall be a minimum of 5 inches in caliper and 12 feet tall at the time of planting.
- D. Screening:
 - a. Property Lines Adjacent to ROW: 6’ tall solid masonry wall with masonry columns placed every 50 feet on center.
 - b. All Other Property Lines: 6’ tall board on board wood privacy fence with masonry columns placed 50 feet on center, as shown on the attached Concept Plan.
 - c. No fencing shall be required in Cedar Creek West floodplain where indicated on the attached concept plan.
- E. Architectural and Site Standards:
 - a. Buildings on the subject property shall be subject to Section 146-139 (Architectural and site standards) of the Zoning Ordinance, except as follows:

- a. Single-story structures within 150 feet of a single family residential use or zone may have windows oriented towards said use or zone.
- b. All units shall have a minimum 75% masonry finishing materials (brick, stone, synthetic stone) per elevation.
- c. A minimum of four (4) amenities shall be provided for the development on the subject property, including :
 - a. Swimming pool (minimum 1,000 square foot surface area) with cooling deck (minimum 10 feet wide in all areas);
 - b. Jacuzzi or hot tub (minimum 8 person);
 - c. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space; and
 - d. Golf putting green (minimum 1,000 square feet)
- b. In addition to the required 10' wide hike and bike trail constructed through the subject property, the development shall also provide at the intersection of the trail with Rockhill Road:
 - a. Trail signage (subject to review and approval of the City of McKinney Parks and Recreation Department);
 - b. Two (2) fitness stations (locations subject to review and approval by the City Engineer and Parks and Recreation Department); and
 - c. A bench (location subject to review and approval by the City Engineer and Parks and Recreation Department)