

Exhibit D (redline version)

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

“CRAIG RANCH TOWN CENTER DISTRICT”

The subject property shall be zoned “PD” – Planned Development District and shall be exempt from the requirements of the “REC” – Regional Employment Center Overlay 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 a series of character districts. These character districts and their geographic limits are illustrated on the Regulating Plan (Exhibit A), attached hereto. The character districts are:
 - a. Craig Ranch Urban Core-1 (UC1)
 - b. Craig Ranch Urban Core-2 (UC2)
 - c. Craig Ranch Urban Core-3 (UC3)
 - d. Craig Ranch Urban Single Family (USF)
 - e. Craig Ranch Office (O)
 - f. Open Space (OS)
 - g. Civic Uses (CU)
2. Overarching Design Guidelines:
 - a. *Landscaping*. For all character districts except USF, one canopy tree shall be installed approximately every 30 linear feet along all public streets, private streets, and fire lane easements which serve the same purpose as a public or private street on which buildings front. These trees may be clustered in special cases to facilitate a creative design or to implement sight visibility requirements.
 - b. *Sidewalks*.
 - i. 10’ wide sidewalks shall be provided along Collin-McKinney Parkway. All other streets shall feature sidewalks with a minimum of 6’ in width, except interior streets within USF which shall have sidewalks with a minimum of 5’ in width.
 - c. *Space Limit Deviations*.
 - i. Deviations to any of the space limits contained herein of up to and including 10% may be approved by the Director of Planning if found to be in keeping with the intent of this district.
 - d. *Urban Design Requirements*.
 - i. All development in the UC1, UC2, UC3, USF, and O character districts, except as expressly provided herein, shall conform to the following:
 1. All building 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. Site design shall accommodate direct access into buildings from the public sidewalk.
 3. Sites shall be designed with a continuous pedestrian system throughout the entire zoning district.

4. . Blank walls that exceed 20 horizontal feet in length without a window or architectural opening and are oriented toward a public or private right-of-way shall be prohibited, except for upper floors of a structured parking facility which upper floors must contain at least two (2) of the following architectural features:
 - a. columns that create articulation,
 - b. cornice treatments on the horizontal elements of the parking facility,
 - c. screening materials and/or configurations acceptable to the Director of Planning,
 - d. exterior architectural materials matching those incorporated into the balance of the building, or
 - e. other features approved by the Planning Director
 5. The first floor of buildings facing Collin McKinney Parkway shall conform to the design requirements in Subsection v. of Section 4.a. hereafter.
 6. The architectural treatment and design of a building's front façade shall be continued around all sides that are visible from the public right-of-way; provided, however, the foregoing shall not apply to a building's first floor that fronts on Van Tuyl Plaza or Collin McKinney Parkway or the façade of a structured parking facility incorporated in a building..
 7. Required parking must be screened from view of the right-of-way by a building or a minimum 6' tall opaque screening device. Parking located within a structured parking facility shall meet this requirement. On-street parking shall be exempt from this requirement.
 8. All on-street parking located within 200' of a building may be utilized to satisfy that building's off-street minimum parking requirements.
- e. 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.

3. Craig Ranch Urban Core-1 (UC1) Development Standards.

- a. *Permitted Uses.*
 - i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
 - ii. Professional and/or Medical Office (corporate and/or high-rise);
 - iii. Retail and Service Uses; and
 - iv. Restaurant with no drive-through.
- b. *Space Limits for Permitted Uses other than Hotel.*
 - i. Front Build-To Line: 0' – 10'. A minimum of 50% of a building's front façade must be pulled up to the build-to line.
 - ii. Front Build-To Zone: 75' back from the build-to line in which all horizontal building projections and recesses shall occur.
 - iii. Side Setback: 20'
 - iv. Rear Setback: 20'
 - v. Building Height: No maximum building height.
 - vi. Lot Coverage: No maximum lot coverage.
 - vii. Lot Area: None.
 - viii. Lot Width: None.
 - ix. Lot Depth: None.
- c. *Space Limits for Hotel.*
 - i. A site plan for the development of a hotel and associated uses listed herein shall generally conform to the attached Site Layout –

Exhibit "E". If a site plan is submitted that does not generally conform to the attached site layout and its associated site elements, the site plan shall be subject to full discretionary review and approval by the City Council. Development of the site may be constructed in multiple phases, so long each phase generally conforms to the attached site layout or subsequent site plan(s) approved by the City Council.

- ii. Architectural elevations not strictly in conformance with Section 146-139 (Architectural and site standards) of the Zoning Ordinance

may only be approved by the City Council if the Council determines such building elevations are meritorious in nature.

4. Craig Ranch Urban Core-2 (UC2) Development Standards.

a. *Permitted Uses.*

- i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
- ii. Professional and/or Medical Office (corporate and/or high-rise);
- iii. Retail and Service Uses;
- iv. Restaurant with no drive-through; and
- v. Multi-family residential uses subject to the following:
 1. Units within the first floors fronting on Van Tuyl Plaza and Collin McKinney Parkway shall be designed and constructed with minimum ceiling heights of twelve (12) feet and in a manner that allows conversion to a retail or commercial use without major renovation.
 2. The first floors adjacent to Van Tuyl Plaza and Collin McKinney Parkway shall be separated visually from the floors above through the use of a cornice, an articulation line or other architectural features acceptable to the Director of Planning.
 3. The façades of the units on the first floors adjacent to Van Tuyl Plaza and Collin McKinney Parkway shall have large storefront windows with base plates of no higher than 30 inches in a configuration acceptable to the Director of Planning and shall incorporate at least two (2) of the following elements:
 - a. an entranceway that is recessed no less than two (2) feet,
 - b. awnings covering the windows or door, or both,
 - c. transom windows above the windows or door, or both,
 - d. horizontal bands for signage with a width of no less than 24 inches,
 - e. such other architectural elements approved by the Director of Planning that are designed to facilitate the unit's future conversion to a commercial use.
 4. A minimum ten (10) foot wide sidewalk shall be adjacent to each first floor that faces Van Tuyl Plaza and Collin-McKinney Parkway.
 5. 80% of the required parking spaces shall be provided within a structured parking facility.

b. *Space Limits.*

- i. Front Build-to Line: 10' with a 5' encroachment area", into which improvements such as, but not limited to, awnings, signage, fixtures, and other projections from the building frontage can be placed.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Building Height: No less than 4 stories or no greater than 8 stories.
- iv. Lot Coverage: No maximum lot coverage.
- v. Lot Area: None.
- vi. Lot Width: None.
- vii. Lot Depth: None.
- viii. Minimum Residential Density: 35 dwelling units per acre

5. Craig Ranch Urban Core-3 (UC3) Development Standards.

a. *Permitted Uses.*

- i. Hotel with associated pool, office, conference room, convention center, and recreation uses;
- ii. Professional and/or Medical Office (corporate and/or high-rise);
- iii. Retail and Service Uses;
- iv. Restaurant with no drive-through; and
- v. Multi-family residential uses subject to the following:

1. The ground floor fronting on Grand Ranch Parkway of any building shall be designed and constructed to accommodate non-residential uses (minimum 10' ceiling height).
2. Residential uses may not occupy the ground floor adjacent to Grand Ranch Parkway, but may occupy the remaining ground floor.
3. 80% of the required parking spaces shall be provided within a structured parking facility.

b. *Space Limits.*

- i. Front Build-To Line: 5'-15'. A minimum of 30% of a building's front façade must be pulled up to the build-to line.
- ii. Front Build-To Zone: 25' back from the build-to line in which all horizontal building projections and recesses shall occur.
- iii. Building Height: 4 stories maximum.
- iv. Lot Coverage: No maximum lot coverage.
- v. Lot Area: None.
- vi. Lot Width: None.
- vii. Lot Depth: None.
- viii. Minimum Allowable Residential Density: 30 dwelling units per acre

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

a. *Permitted Uses.*

- i. Detached single family residential uses served by alley; and
- ii. Amenity center and related uses for a detached single family residential development.

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', with the ability to encroach up to 5' for balconies, covered porches, stoops and similar structures associated with the main dwelling unit.
- 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. 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 (no maximum)
- ix. Minimum Density: Seven (7) dwelling units per acre

c. *Architectural Standards.*

- i. Any detached single family residential structure shall generally conform to the architectural character illustrated in the attached Character Elevations – Exhibit "F", and shall also 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. Block lengths along Collin-McKinney Parkway and associated alleys shall not exceed 700 linear feet.
- iii. Each lot shall be required to provide at least 1 canopy tree in the front yard or the right-of-way in front of the lot. 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.
- iv. Homes shall front onto Collin-McKinney Parkway, Millie Way, and Van Tuyl Parkway. No siding or backing conditions shall occur on these roadways, except at the intersections of the aforementioned streets.
- v. Each home will have a minimum of two (2) enclosed parking spaces on the lot.

7. Craig Ranch Office (O) Development Standards.

a. *Permitted Uses.*

- i. Bank;
- ii. Day care;
- iii. Place of worship;
- iv. Professional and medical office uses;
- v. Restaurant uses without drive through; and
- vi. Retail and personal service uses.

b. *Space Limits.* Uses constructed within this character district may develop to an urban form or a suburban form.

i. *Urban Space Limits:*

1. Front Build-To Line: 10'-15', except fronting Alma Road which shall be 20'. A minimum of 30% of a building's front façade must be pulled up to the build-to line.
2. Front Build-To Zone: 75' back from the build-to line in which all horizontal building projections and recesses shall occur.
3. Side Setback: 25'
4. Rear Setback: 25'
5. Building Height: 3 stories maximum.
6. Lot Coverage: No maximum lot coverage.
7. Lot Area: None.
8. Lot Width: None.
9. Lot Depth: None.

ii. *Suburban Space Limits:*

1. Front Setback: 25'
2. Side Setback: 25'

3. Rear Setback: 25'
4. Building Height: 3 stories maximum.
5. Maximum Lot Coverage: 75%.
6. Lot Area: None.
7. Lot Width: None.
8. Lot Depth: None.

8. Craig Ranch Open Space (OS) Development Standards.

a. *Permitted Uses.*

- i. Open spaces including active and/or passive recreation opportunities.

b. *Space Limits.* None.

9. Craig Ranch Civic Uses (CU) Development Standards.

a. *Permitted Uses.*

- i. City-owned use including, but not limited to, a fire station.

b. *Space Limits.* None.