

Melton Farms

Proposed Zoning

PD-SF-5



Location



Layout



Plans

- 124 lots
 - Median lot 50'x140' (7,000 SF)
- Shaddock Homes and American Legend Homes
 - Premier DFW builders
 - Home sizes – 2,000 SF to 3,800 SF (3,200 SF median)
 - Home prices - \$375,000 to \$475,000 (\$430,000 median)
 - Home prices result in a net positive impact on McKinney's tax base
- Lot Price
 - \$104,000
- Stonebridge Ranch
 - To be annexed into Stonebridge Ranch – Per contract with builders
 - Additional design guidelines

Design Guidelines

PD Enhancements

- 100% first floor masonry
- 50% second floor masonry
- Additional trees required along Custer

Product Enhancements

- Landscaping requirements
 - 2 – 4” caliper canopy trees
 - Front foundation and A/C unit landscaping
 - 1 - 6’ tall minimum ornamental tree
- 2,000 SF minimum
- Additional enhancements and specifications to be established by Stonebridge Ranch, developer, and builders

HOA

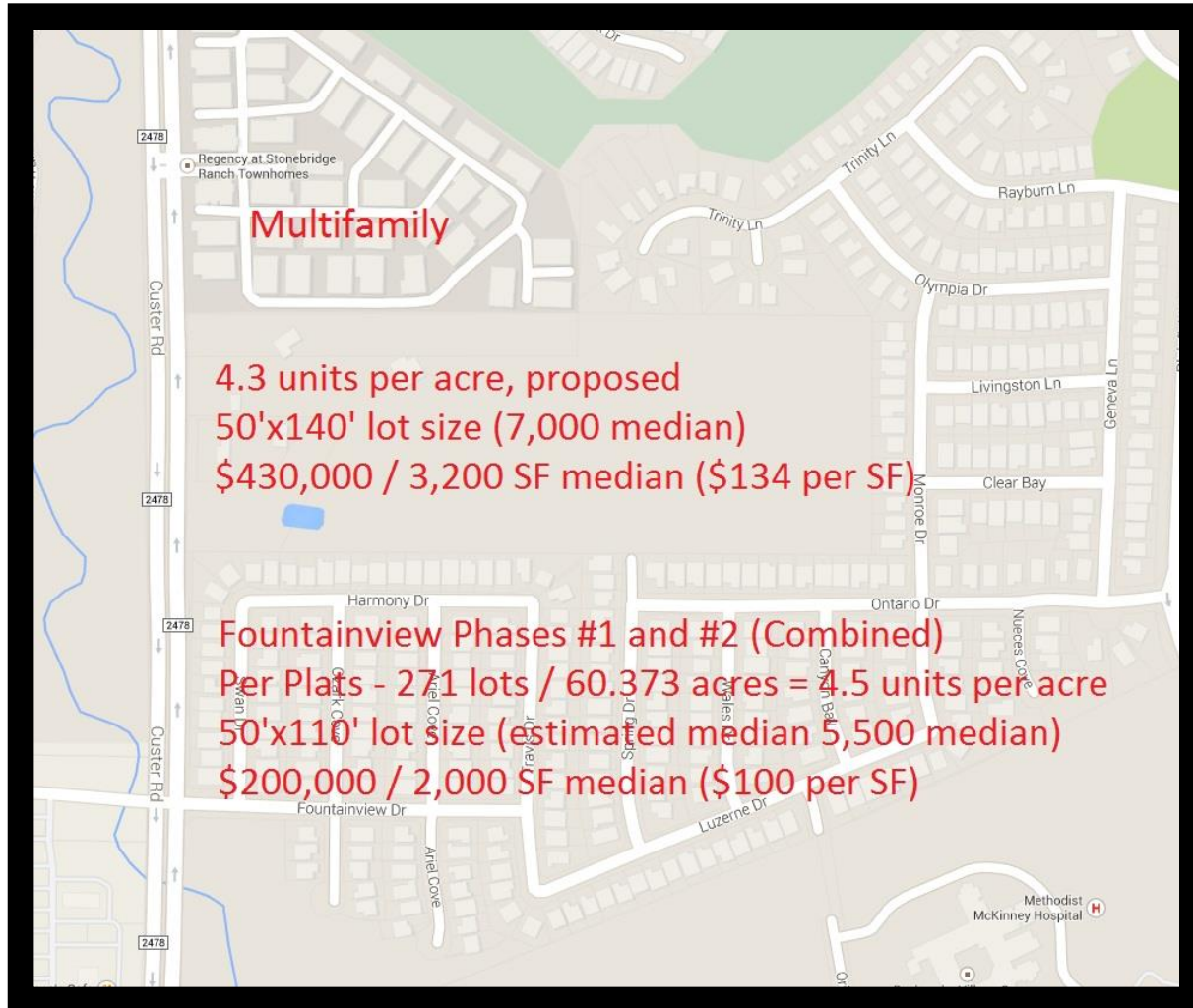
Stonebridge Ranch

- Annexation
- Design Guidelines
 - Builders will conform to elevated SBR design guidelines
- Uniformity of landscaping, screening, and entry features

Stonebridge Ranch Support



Surrounding Area



Reasons For PD

- The proposed density is over 3.2 units per acre
- Planning for 4.3 units per acre

- Surrounding, existing high density
- Multifamily to north
- High density residential to the south
 - Estimated median home valued at \$200,000 and 2,000 SF
 - 4.5 units per acre density (Fountainview #1-2 per plat)
 - 50'x110' lots

- Bigger lots would make the lot price higher than some home values in the subdivision to the south
- Development will not work financially for developer or builders without this density due to surrounding comparables
- Additional enhancements and specifications are made to the product to ensure a quality subdivision

Shaddock Homes

Designing new product for community



Shaddock Homes



Shaddock Homes



American Legend Homes

40' Pad House, Barcelona Model, McKinney



American Legend Homes

40' Pad House



American Legend Homes

40' Pad House



American Legend Homes

40' Pad House



Takeaway

- Support 4.3 units per acre density due to surrounding dense tracts
- Plan makes financial sense from a marketability standpoint
- Quality product
 - Premier home builders
 - Stonebridge Ranch guidelines
- Net positive impact to the McKinney tax base

Questions?