

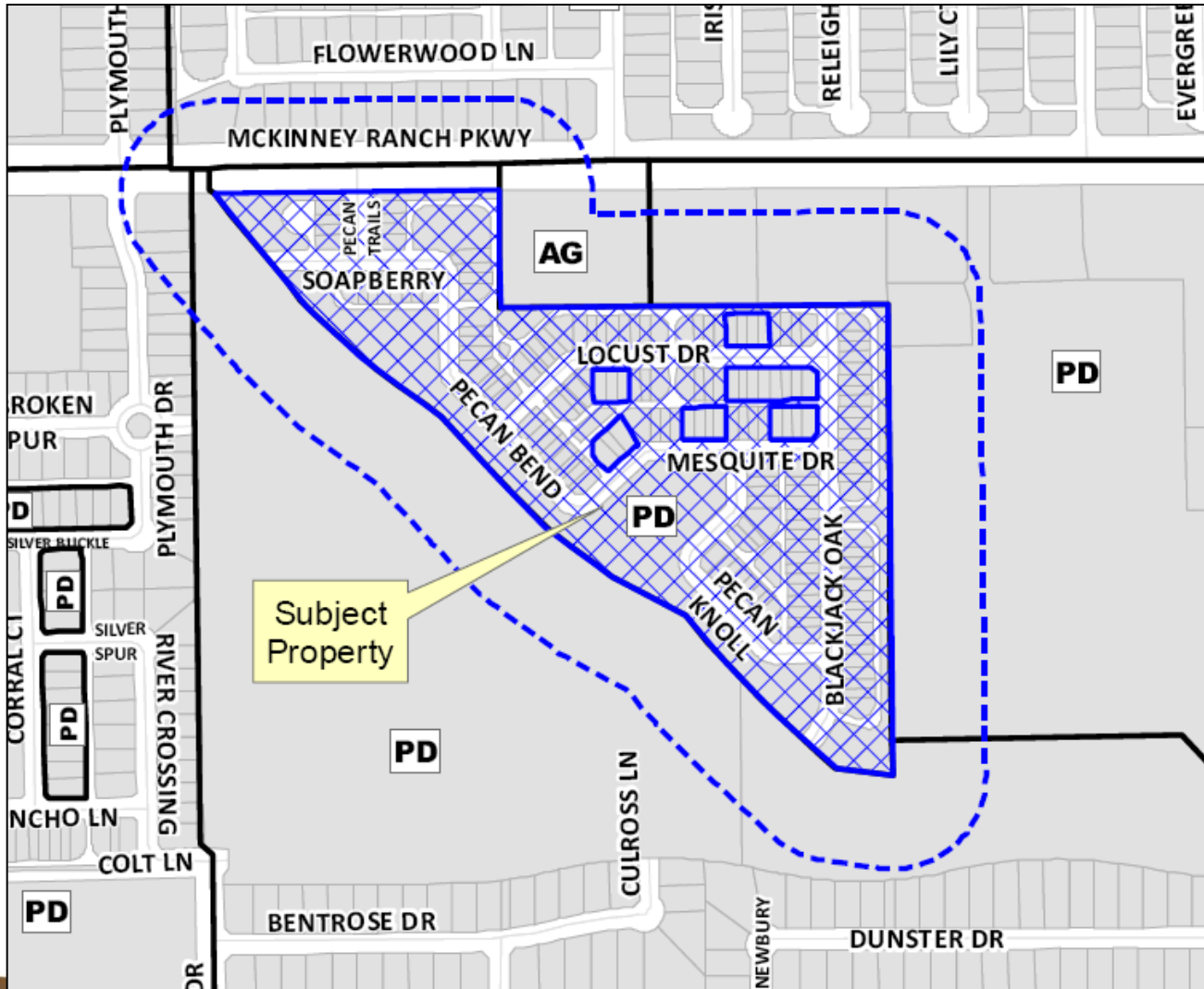
Case No. 11-080Z

Pecan Park

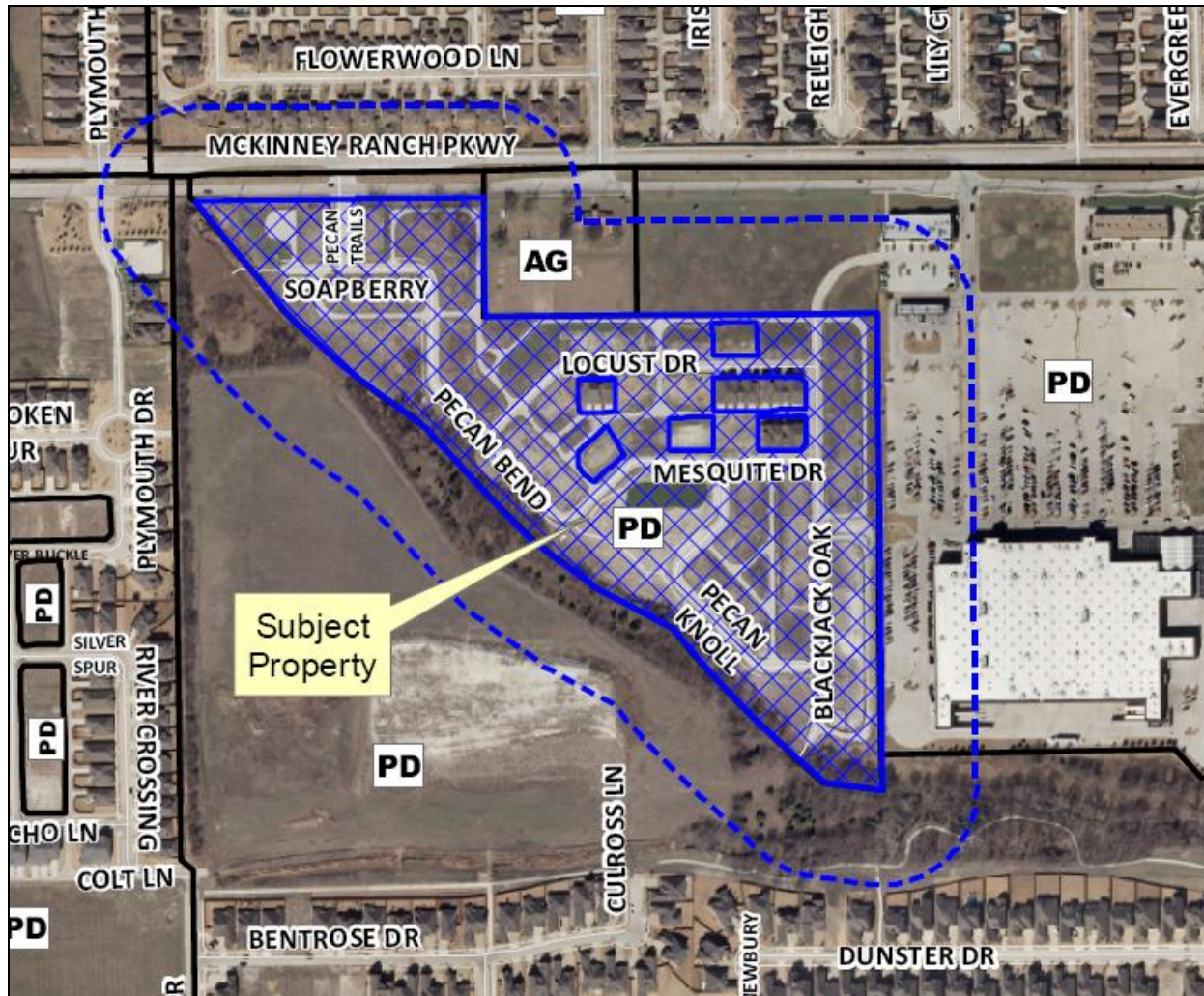
*Located on the South Side of
McKinney Ranch Parkway and
Approximately 1,050 Feet West of
Lake Forest Drive*



Location Map



Aerial Exhibit



Proposed GDP



Proposed Development Standards

PECAN PARK - PROPOSED DEVELOPMENT STANDARDS		
ITEM	THREE- AND FOUR- UNIT SINGLE-FAMILY ATTACHED	SINGLE-FAMILY DETACHED
MINIMUM NUMBER OF DWELLING UNITS/BUILDING	3	1
MINIMUM LOT AREA	1,900	4,000
MINIMUM LOT WIDTH	24	50
MINIMUM LOT DEPTH	80	80
FRONT YARD BUILD-TO-LINE	PER REC	
SETBACK FROM CORNER CLIP	0	0
SIDE YARD SETBACK - INTERIOR	0	5
SIDE YARD SETBACK - END UNIT	5	N/A
SIDE YARD SETBACK - CORNER LOT	7.5	15
SIDE YARD SETBACK - ADJACENT TO ALLEY	7.5	7.5
REAR YARD SETBACK (SEE NOTE #2)	20	10
GARAGE SETBACK	20	20
MAXIMUM BUILDING HEIGHT (FT)	3-STORY	2-STORY
MASONRY PERCENTAGE - FRONT/SIDE ELEVATION	95%	95%
MASONRY PERCENTAGE - REAR ELEVATION	50%	50%
STONE ACCENTS	REQUIRED ON ALL BUILDINGS, BUT NOT EACH INDIVIDUAL UNIT	REQUIRED ON ALL UNITS
LOT TREES	2 CANOPY TREES/LOT (MAY BE PLANTED ELSEWHERE ON SITE)	TWO CANOPY TREES PER LOT (ONE IN FRONT YARD, ONE IN REAR YARD)
OFF-STREET PARKING	TWO/UNIT	TWO/UNIT

NOTES:

- 1) PROPOSED MASONRY PERCENTAGES EXCLUDE DOORS, WINDOWS, DORMERS, AND GABLES; PERCENTAGES APPLY TO EACH BUILDING ELEVATION, NOT EACH INDIVIDUAL UNIT OR WALL
- 2) LOT 27, BLOCK C SHALL BE PERMITTED TO HAVE A REAR YARD SETBACK OF 18 FEET.
- 3) DWELLING UNITS SHALL REFLECT ARCHITECTURAL ELEMENTS SHOWN ON THE ATTACHED ELEVATION DRAWING; NOT ALL ELEMENTS ARE REQUIRED



Proposed Architectural Standards



Proposed Architectural Checklist

PECAN PARK TOWNHOME PROJECT CHECKLIST

1. EXTERIOR FINISH ON FRONT/SIDE ELEVATIONS IS AT LEAST 95%:
- BRICK _____ %
 - STONE ACCENT (REQUIRED ON ALL BUILDINGS) _____ %
 - SYNTHETIC STONE _____ %
2. EXTERIOR FINISH ON REAR ELEVATION IS AT LEAST 50%:
- BRICK _____ %
 - STONE _____ %
 - SYNTHETIC STONE _____ %
3. REMAINING EXTERIOR FINISH IS:
- WOOD LAP SIDING _____ %
 - VINYL SIDING _____ %
 - STUCCO _____ %
 - CAST CONCRETE MODULAR SIDING _____ %
 - EIFS _____ %
4. OTHER ARCHITECTURAL ELEMENTS
- ARCHED DOORWAYS
 - ARCHED WINDOWS
 - NARROW WINDOWS
 - SHUTTERS ON ALL FRONT ELEVATION WINDOWS
 - SHUTTERS ON AT LEAST TWO REAR ELEVATION WINDOWS
 - VARIABLE BRICK PATTERNS
 - STEEPER ROOF PITCH ON GABLES (8:12 OR GREATER)
 - MULTIPLE FRONT GABLES
 - GABLED DORMERS
 - CROSSED GABLES
 - ELEVATED PORCHES
 - RAISED STONE PLANTERS
 - CORBLE FLARE OUT

NOTE: NOT ALL ARCHITECTURAL ELEMENTS LISTED ARE REQUIRED, BUT PLAN SHOULD REFLECT A MINIMUM OF THREE (3) ELEMENTS FROM THOSE LISTED.

I HEREBY CERTIFY THE ABOVE COMPLETED CHECKLIST TO ACCURATELY REFLECT THE SUBMITTED ARCHITECTURAL PLANS FOR THIS PROJECT.

SIGNATURE

TITLE

This document was
received by the
Planning
Department on
June 13, 2011.



Staff Recommendation

Staff recommends approval of the following portion of the proposed rezoning request with the following special ordinance provisions:

1. The subject property be rezoned to “PD” – Planned Development District and be developed according to the following regulations:

a. The subject property shall generally conform to the attached general development plan.

b. The subject property shall develop in accordance with the attached development regulations.

The applicant is also requesting approval of modified architectural design standards which Staff is not comfortable supporting.

c. The subject property shall develop in accordance with the attached architectural design regulations, including the design elements and checklist.