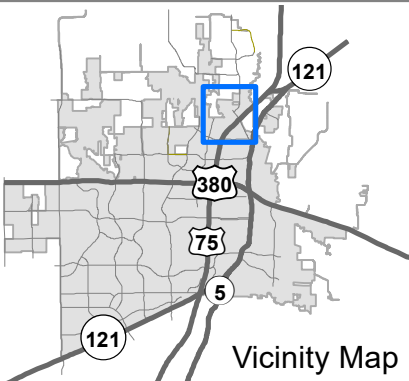
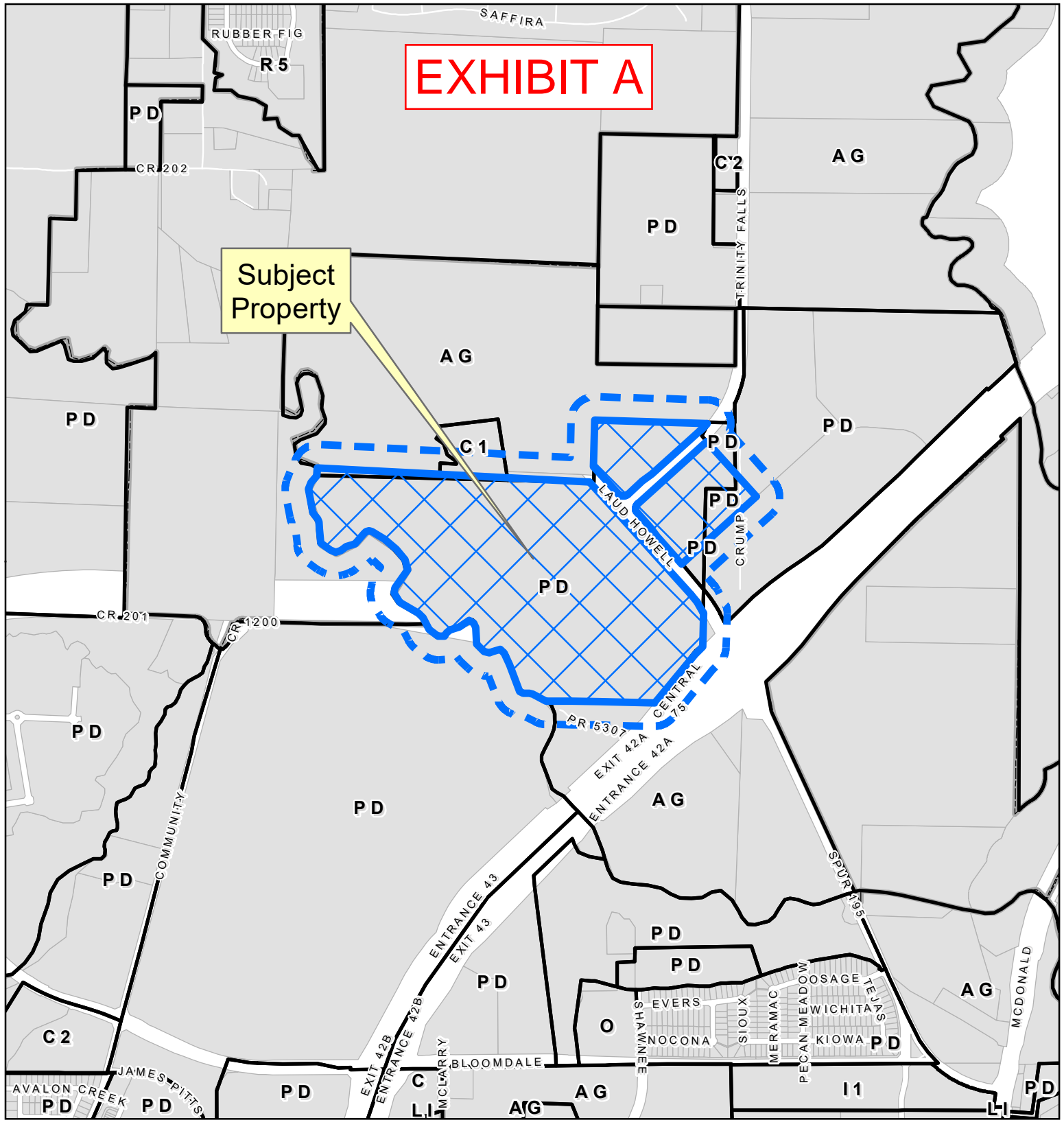


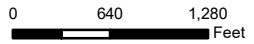
# EXHIBIT A

Subject Property



## Property Owner Notification Map

ZONE2024-0018



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# EXHIBIT B

## LEGAL DESCRIPTION

TRACT 1 - 119.6807 ACRE TRACT

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at an aluminum disk stamped "TXDOT" found at the intersection of the southwest right-of-way line of Laud Howell Parkway (a variable width right-of-way) and the northwest right-of-way line of U.S. Highway No. 75 (a variable width right-of-way);

**THENCE** South 45°59'27" West, along the said northwest right-of-way line of U.S. Highway No. 75 a distance of 99.20 feet to a point for corner;

**THENCE** continuing along the said northwest right-of-way line of U.S. Highway No. 75, South 39°43'15" West, a distance of 605.67 feet to an aluminum disk stamped "TXDOT" found for corner in the south line of said 155.1207 acre tract;

**THENCE** departing the said northwest right-of-way line of U.S. Highway, and along the south line of said 155.1207 acre tract the following three (3) calls:

North 88°44'47" West, a distance of 535.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°14'17" West, a distance of 252.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°51'47" West, a distance of 251.00 feet to a point for corner in Honey Creek;

**THENCE** along said Honey Creek, the following forty-seven (47) calls:

North 62°21'27" West, a distance of 145.00 feet to a point for corner;

North 77°09'27" West, a distance of 33.00 feet to a point for corner;

South 89°40'33" West, a distance of 59.00 feet to a point for corner;

North 62°48'27" West, a distance of 36.00 feet to a point for corner;

North 21°29'27" West, a distance of 274.00 feet to a point for corner;

North 22°40'27" West, a distance of 122.00 feet to a point for corner;

North 48°26'27" West, a distance of 53.00 feet to a point for corner;

South 74°00'33" West, a distance of 75.00 feet to a point for corner;

South 70°41'33" West, a distance of 35.00 feet to a point for corner;

## EXHIBIT B

North 76°34'27" West, a distance of 49.00 feet to a point for corner;  
North 45°10'27" West, a distance of 104.00 feet to a point for corner;  
North 3°02'27" West, a distance of 157.00 feet to a point for corner;  
North 27°16'27" West, a distance of 48.00 feet to a point for corner;  
North 58°37'27" West, a distance of 47.00 feet to a point for corner;  
South 57°44'33" West, a distance of 111.00 feet to a point for corner;  
South 72°05'33" West, a distance of 98.00 feet to a point for corner;  
South 48°02'33" West, a distance of 44.00 feet to a point for corner;  
South 31°41'33" West, a distance of 34.00 feet to a point for corner;  
South 87°35'33" West, a distance of 60.00 feet to a point for corner;  
North 53°18'27" West, a distance of 104.00 feet to a point for corner;  
North 27°26'27" West, a distance of 132.00 feet to a point for corner;  
North 45°49'27" West, a distance of 56.00 feet to a point for corner;  
North 60°06'27" West, a distance of 210.00 feet to a point for corner;  
North 32°52'27" West, a distance of 104.00 feet to a point for corner;  
North 11°29'33" East, a distance of 54.00 feet to a point for corner;  
North 34°50'33" East, a distance of 211.00 feet to a point for corner;  
North 14°33'27" West, a distance of 96.00 feet to a point for corner;  
North 39°40'27" West, a distance of 133.00 feet to a point for corner;  
North 48°51'27" West, a distance of 149.00 feet to a point for corner;  
North 59°17'27" West, a distance of 138.00 feet to a point for corner;  
North 71°15'27" West, a distance of 31.00 feet to a point for corner;  
South 69°18'33" West, a distance of 29.00 feet to a point for corner;  
South 50°09'33" West, a distance of 31.00 feet to a point for corner;  
South 40°36'33" West, a distance of 130.00 feet to a point for corner;  
South 72°47'33" West, a distance of 84.00 feet to a point for corner;  
South 52°48'33" West, a distance of 64.00 feet to a point for corner;  
South 73°24'33" West, a distance of 56.00 feet to a point for corner;  
North 62°49'27" West, a distance of 52.00 feet to a point for corner;  
North 55°11'27" West, a distance of 115.00 feet to a point for corner;  
North 5°17'27" West, a distance of 135.00 feet to a point for corner;  
North 2°16'27" West, a distance of 68.00 feet to a point for corner;  
North 26°07'27" West, a distance of 30.00 feet to a point for corner;  
North 37°19'27" West, a distance of 76.00 feet to a point for corner;  
North 10°41'27" West, a distance of 230.00 feet to a point for corner;  
North 21°00'33" East, a distance of 69.00 feet to a point for corner;  
North 40°43'33" East, a distance of 83.82 feet to a point for corner;  
North 4°26'38" East, a distance of 72.68 feet to a point for corner, and being the northwest corner of said 155.1207 acre tract;

**THENCE** departing said Honey Creek, and along the north line of said 155.1207 acre tract South 87°04'41" East, a distance of 2603.19 feet a 1/2-inch iron rod found for the westernmost northwest corner of the northwest terminus of said Laud Howell Parkway;

# EXHIBIT B

**THENCE** departing the said north line of 155.1207 acre tract, South 42°07'48" East, along the southwest line of said Laud Howell Parkway, a distance of 1451.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 4°08'17", a radius of 1235.00 feet, a chord bearing and distance of South 40°03'40" East, 89.18 feet;

**THENCE** continuing with the said southwest right-of-way line of Laud Howell Parkway, the following five (5) calls:

In a southeasterly direction, with said curve to the right, an arc distance of 89.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°11'56" East, a distance of 110.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 0°47'42", a radius of 1223.00 feet, a chord bearing and distance of South 32°28'36" East, 16.97 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 16.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°28'13" West, a distance of 170.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°56'43" West, a distance of 149.16 feet to the **POINT OF BEGINNING** and containing 119.6807 acres or 5,213,292 square feet of land.

## TRACT 2 - 10.7366 ACRE TRACT

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the east end of a circular right-of-way corner clip at the intersection of the northwest right-of-way line of Trinity Falls Parkway (a variable width right-of-way) and the northeast right-of-way line of Laud Howell Parkway (a variable width right-of-way), and being the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 66.00 feet, a chord bearing and distance of North 87°07'48" West, 93.34 feet;

**THENCE** along the said right-of-way corner clip, in a northwesterly direction, with said curve to the right, an arc distance of 103.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the west end of the said right-of-way corner clip;

# EXHIBIT B

**THENCE** North  $42^{\circ}07'48''$  West, along the said northeast line of Laud Howell Parkway, a distance of 351.55 feet to a 1/2-inch iron rod found for corner in the said north line of 155.1207 acre tract, and being the northernmost northwest corner of the northwest terminus of said Laud Howell Parkway;

**THENCE** North  $1^{\circ}11'35''$  East, along the north line of said 155.1207 acre tract, a distance of 441.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** continuing along the said north line of 155.1207 acre tract, South  $88^{\circ}24'12''$  East, a distance of 1077.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of  $5^{\circ}51'11''$ , a radius of 990.00 feet, a chord bearing and distance of South  $44^{\circ}56'36''$  West, 101.09 feet; said point being in the northwest right-of-way line of Trinity Falls Parkway (a variable width right-of-way);

**THENCE** departing the said north line of 155.1207 acre tract, along the said northwest right-of-way line of Trinity Falls Parkway, in a southwesterly direction, with said curve to the right, an arc distance of 101.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

**THENCE** continuing along the said northwest right-of-way line of Trinity Falls Parkway, the following three (3) calls:

South  $47^{\circ}52'12''$  West, a distance of 614.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South  $53^{\circ}19'11''$  West, a distance of 115.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South  $47^{\circ}52'12''$  West, a distance of 184.00 feet to the **POINT OF BEGINNING** and containing 10.7366 acres or 467,685 square feet of land.

# EXHIBIT B

## TRACT 3 – 15.5256 ACRE TRACT

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being Lot 1, Block A, Addison Wilson Addition, an addition to the City of McKinney, Collin County, Texas; said tract also being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set for corner in the southeast right-of-way line of Trinity Falls Parkway (a variable width right-of-way); said point also being the north corner of said Lot 1;

**THENCE** South 42°07'48" East, departing said southeast line of Trinity Falls Parkway and along the northeast line of said Lot 1, a distance of 708.91 feet to a 5/8-inch iron rod found for corner at the east corner of said Lot 1;

**THENCE** South 47°52'12" West, along the southeast line of said Lot 1, a distance of 960.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner in the northeast right-of-way line of Laud Howell Parkway (a variable width right-of-way); said point also being the south corner of said Lot 1;

**THENCE** continuing along said east line the following three (3) calls:

North 42°07'48" West, along said northeast line of Laud Howell Parkway, a distance of 354.61 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

North 36°06'34" West, a distance of 104.88 feet to a 1/2-inch iron rod found for corner;

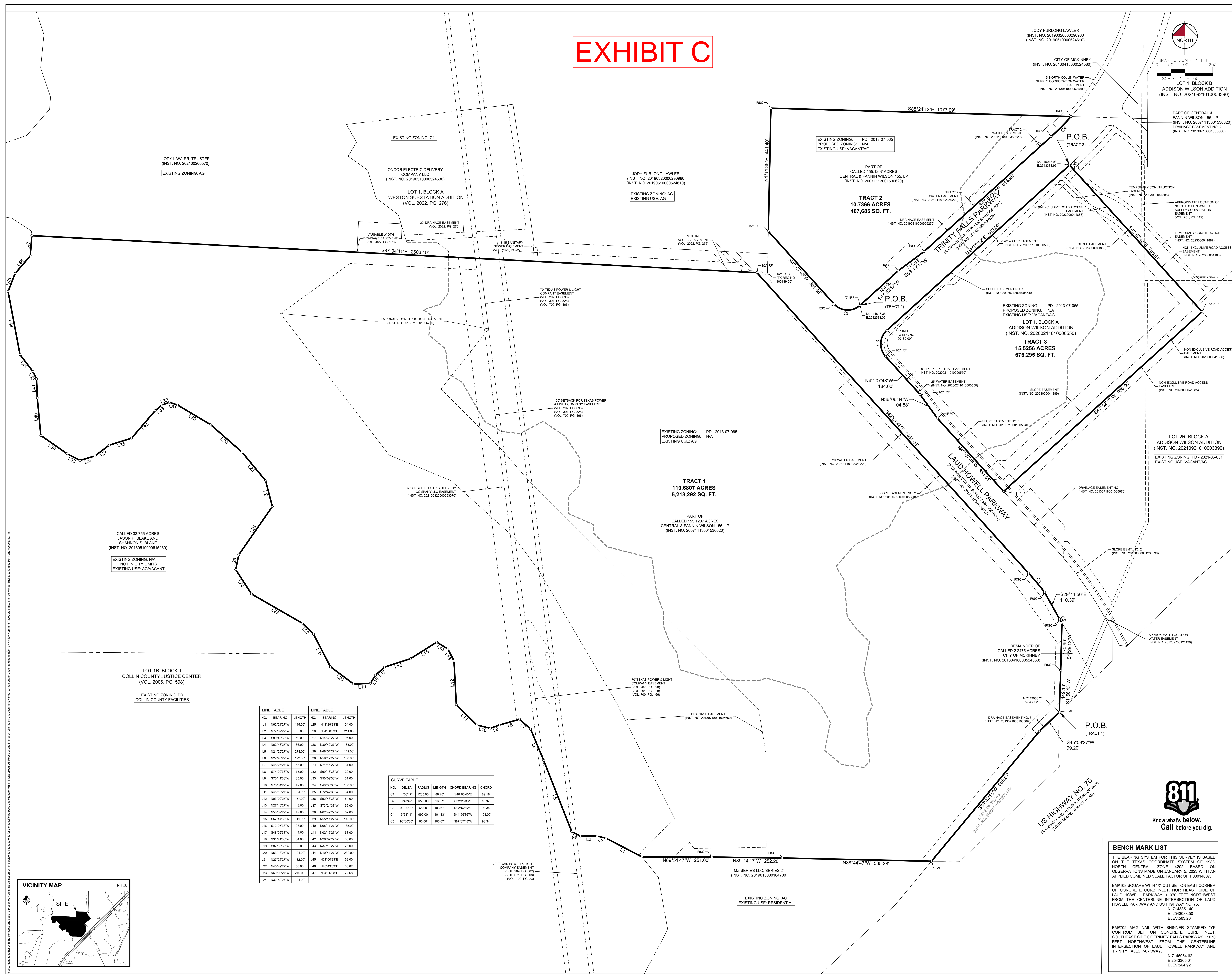
North 42°07'48" West, a distance of 184.00 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the right;

**THENCE** in a northerly direction, departing said northeast line of Laud Howell Parkway and with said tangent curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", and a chord bearing and distance of North 02°52'12" East, 93.34 feet and an arc distance of 103.67 feet to a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" found for corner in the southeast line of said Trinity Falls Parkway;

**THENCE** North 47°52'12" East, along said southeast line of Trinity Falls Parkway, a distance of 883.00 feet to the **POINT OF BEGINNING** and containing 676,295 square feet or 15.5256 acres of land, more or less.



# EXHIBIT C

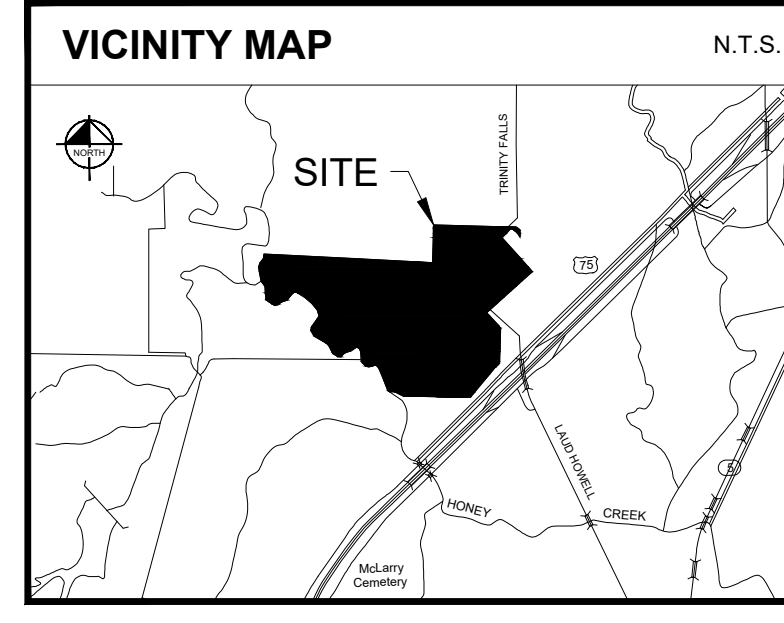


**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N82°21'27"W	145.00'	L25	N11°29'32"E	54.62'
L2	N77°02'27"W	33.00'	L26	N34°50'32"E	211.00'
L3	S89°40'33"W	99.00'	L27	N14°39'27"W	96.00'
L4	N62°48'27"W	36.00'	L28	N39°42'27"W	133.00'
L5	N61°29'27"W	274.00'	L29	N48°51'27"W	149.00'
L6	N22°40'27"W	122.00'	L30	N59°17'27"W	138.00'
L7	N48°28'27"W	53.00'	L31	N71°15'27"W	31.00'
L8	S74°00'33"W	75.00'	L32	S69°18'33"W	29.00'
L9	S76°41'33"W	35.00'	L33	S59°09'33"W	31.00'
L10	N76°34'27"W	48.00'	L34	S49°09'33"W	130.00'
L11	N45°10'27"W	104.00'	L35	S12°47'33"W	84.00'
L12	N03°02'27"W	157.00'	L36	S52°48'33"W	64.00'
L13	N27°16'27"W	48.00'	L37	S73°28'33"W	56.00'
L14	N58°37'27"W	47.00'	L38	N62°49'27"W	52.00'
L15	S57°44'33"W	111.00'	L39	N55°11'27"W	115.00'
L16	S72°05'33"W	98.00'	L40	N55°17'27"W	136.00'
L17	S48°02'33"W	44.00'	L41	N02°16'27"W	68.00'
L18	S31°41'33"W	34.00'	L42	N28°07'27"W	30.00'
L19	S87°30'33"W	60.00'	L43	N37°19'27"W	76.00'
L20	N03°19'27"W	164.00'	L44	N19°14'27"W	230.00'
L21	N07°28'27"W	132.00'	L45	N31°02'32"E	60.00'
L22	N46°49'27"W	56.00'	L46	N42°43'32"E	83.82'
L23	N80°09'27"W	210.00'	L47	N04°28'32"E	72.69'
L24	N32°52'27"W	104.00'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°08'17"	1235.00'	89.20'	S40°02'40"E	89.18'
C2	0°47'42"	1223.00'	16.97'	S32°29'36"E	16.97'
C3	90°07'07"	66.00'	103.67'	N02°52'12"E	93.34'
C4	5°11'17"	986.00'	101.12'	S41°56'36"W	101.00'
C5	90°07'07"	66.00'	103.67'	N87°07'48"W	93.34'



**BENCH MARK LIST**

THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 BASED ON OBSERVATIONS MADE ON JANUARY 5, 2023 WITH AN APPLIED COMBINED SCALE FACTOR OF 1.00014607.

BM#108 SQUARE WITH "X" CUT SET ON EAST CORNER OF CONCRETE CURB INLET, NORTHEAST SIDE OF LAUD HOWELL PARKWAY, ±1070 FEET NORTHWEST FROM THE CENTERLINE INTERSECTION OF LAUD HOWELL PARKWAY AND US HIGHWAY NO. 75.  
 N: 7143851.40  
 E: 2543088.50  
 ELEV: 563.20

BM#702 MAG NAIL WITH SHINER STAMPED "P CONTROL" SET ON CONCRETE CURB INLET, SOUTHWEST SIDE OF TRINITY FALLS PARKWAY, ±1070 FEET NORTHWEST FROM THE CENTERLINE INTERSECTION OF LAUD HOWELL PARKWAY AND TRINITY FALLS PARKWAY.  
 N: 7145054.62  
 E: 2543365.01  
 ELEV: 564.92

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

NO. \_\_\_\_\_

REVISIONS: \_\_\_\_\_

**Kimley-Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2580 FAX: 972-239-8820  
 WWW.KIMLEY-HORN.COM TX F-928

**PRELIMINARY**

FOR REVIEW ONLY  
 Not for construction or permit purposes.

**Kimley-Horn**

Engineer: MICHAEL J. CARLISLE, P.E.  
 P.E. No. 152972 Date: 07/23/2024

KHA PROJECT: 088914605

DATE: JULY 2024

SCALE: AS SHOWN

DESIGNED BY: MJC

DRAWN BY: SEH

CHECKED BY: MJC

**WILSON 155 NORTHGATE**

MCKINNEY, TEXAS

Unique by nature.

**811**

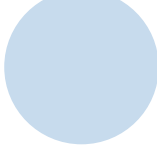


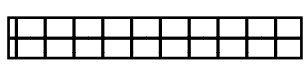
Know what's below. Call before you dig.

**ZONING EXHIBIT**

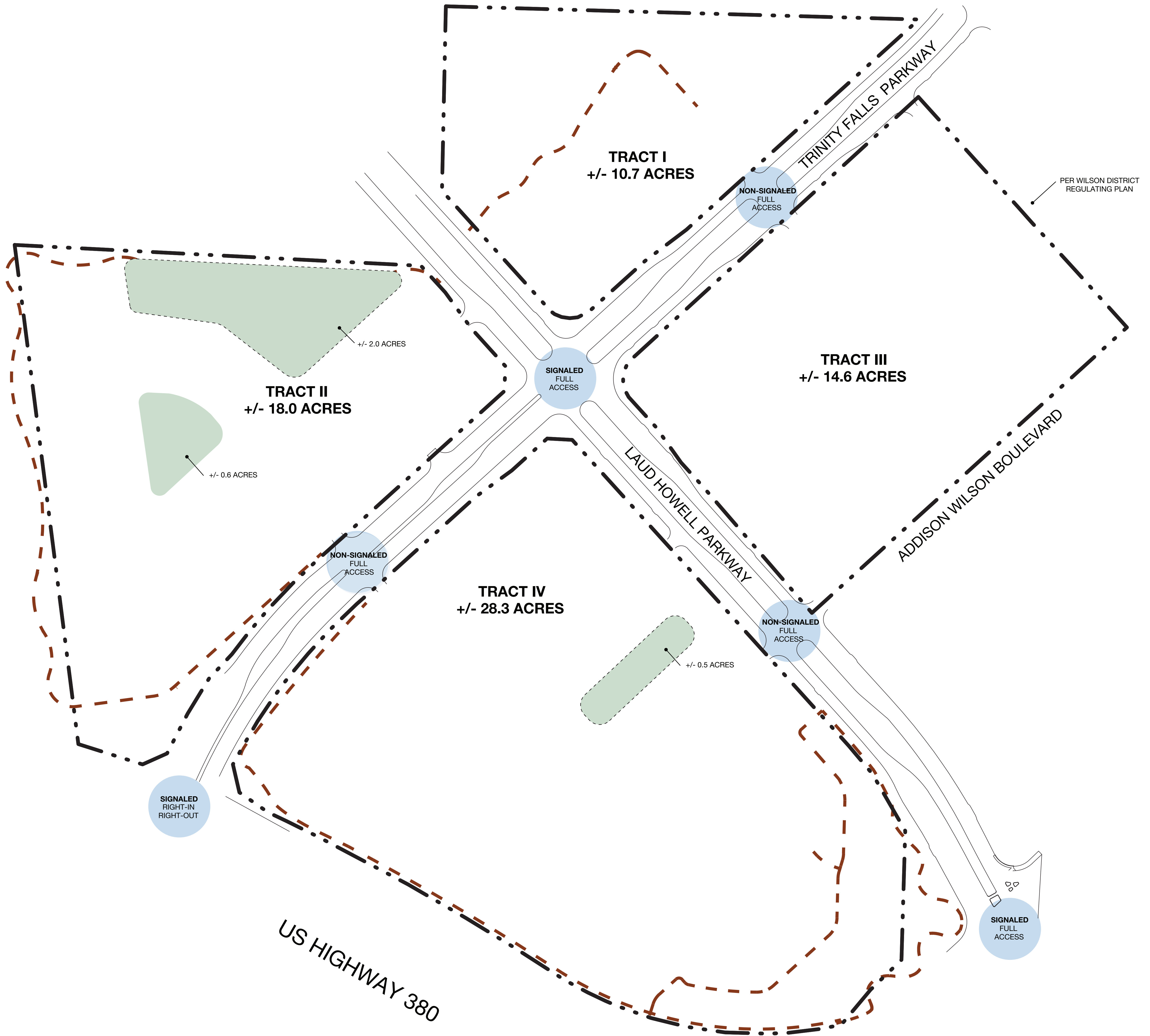
SHEET NUMBER  
EX-1



**LEGEND**

- FULL ACCESS INTERSECTION 
- GREEN SPACE DESIGNATION 
- HIKE & BIKE TRAILS (6' MIN. WIDTH)\* 
- \*FINAL TRAIL LOCATIONS TO BE DETERMINED AT TIME OF PLAT
- COMMERCIAL USES (SHOWN HATCHED)   
APPROXIMATE AREAS SHOWN, COMMERCIAL USES MAY EXTEND TO FULL EXTENT OF TRACT

**EXHIBIT D**





# EXHIBIT D

## DEVELOPMENT REGULATIONS

### 1. In General.

The subject property, as described in the Legal Description attached hereto as Exhibit " " (the "Property"), shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Unified Development Code ("UDC"), except as noted below.

### 2. Tracts.

- (a) For purposes of this planned development district, the Property shall be divided into four (4) tracts: Tracts I, II, III, and IV (collectively, the "Tracts" and each separately, a "Tract") as shown on the Regulating Plan attached hereto.
- (b) Unless otherwise stated herein, use and development of the Property shall be generally in conformance with the Regulating Plan, subject to final layout and design conforming with the City's engineering standards and fire code.

### 3. Development Standards.

#### (a) Tree Preservation.

- (i) The Property is generally situated within the 100-year floodplain and development thereof will necessitate reclaiming the floodplain area. Property reclaimed out of the floodplain shall not be included in the floodplain calculations. The provisions of the Tree Preservation Ordinance shall be suspended during floodplain reclamation efforts.
- (ii) Within the 100-year floodplain, no more than 60 percent of protected trees may be critically altered or removed.

#### (b) Minimum pedestrian, connectivity, open space, and enhanced landscape amenities required. A minimum of 6 of the 7 below amenities shall be provided on the Property, and these amenities may be completed in phases commensurate with the development of the Property, with compliance to be demonstrated by the time a certificate of occupancy is issued for the final building within the applicable Tract. The amenities included under this section shall not be included in the calculations of the minimum required multi-family residential amenities or toward parkland dedication requirements.

- (i) In Tract IV, 60,000 square feet of urban streetscape (including pedestrian improvements such as benches, trash receptacles, shade structures, minimum 4-inch-caliper shade trees, minimum 65-gallon ornamental trees, bicycle racks, and pet relief stations):
- (ii) 130,000 square feet of landscaped medians (with at least 50 percent of such areas to include enhanced landscaping such as 4-inch-caliper shade trees,

# EXHIBIT D

- 65-gallon ornamental trees, ground cover, and shrubs) by the completion of the final phase of development;
- (iii) Areas within which existing trees are to be preserved (including pedestrian improvements such as benches and gathering areas with decomposed granite path features):
    - A. Tract I: 26,000 square feet
    - B. Tract II: 70,000 square feet
  - (iv) Linear park-like spaces available for public recreation and use and managed/operated by the Property owner (with at least 50 percent of such spaces to include enhanced landscaping such as 4-inch-caliper shade trees, 65-gallon ornamental trees, 1 bench and 1 trash receptacle for every 100 linear feet on center, and bicycle racks):
    - A. Tract III: 21,000 square feet
    - B. Tract IV: 27,000 square feet
  - (v) Amenity courtyards (including improvements such as swimming pools, pedestrian furniture, community outdoor kitchens, shade structures, and lawns available for recreation):
    - A. Tract I: 9,000 square feet
    - B. Tract II: 4,000 square feet
    - C. Tract III: 14,000 square feet
    - D. Tract IV: 27,000 square feet
  - (vi) Pocket park-like spaces available for public recreation and use and managed/operated by the Property owner (with at least 50 percent of such spaces to include enhanced landscaping such as 4-inch-caliper shade trees, 65-gallon ornamental trees, 1 bench and 1 trash receptacle for every 100 linear feet of park perimeter on center, and bicycle racks):
    - A. Tract II: 25,000 square feet
    - B. Tract IV: 35,000 square feet
  - (vii) In Tract IV, 37,000 square feet of community lawn spaces consisting of large, contiguous areas of turf or landscaped grass area (with at least 25 percent of such spaces to include enhanced landscaping such as 4-inch-caliper shade trees, up to ten 6-inch-caliper specimen shade trees, 65-gallon ornamental trees, outdoor dining tables, terraced seat walls, planters/pots, and enhanced paving) to allow for recreation and gathering.
- (c) Trail system. A minimum 6-foot wide, paved trail system to promote walkability and connectivity between tracts must be located in the area generally shown on the Regulating Plan. Any portion of the trail abutting or within a Tract must be completed with the first phase of development in that Tract. Minimum 4-inch caliper trees must be planted along the trail at a minimum interval of 1 tree for every 50 liner feet of trail.
- (d) Architectural Standards. Unless otherwise stated herein, the appearance of traditional multi-family residential and non-residential buildings and corresponding site elements shall comply with the minimum standards outlined in Section 206F. (Architectural Standards) of the UDC and as amended.

# EXHIBIT D

- (i) 80% of each wall plane shall be segmented into horizontal lengths of 30 feet or less by a structural or ornamental minor facade offset (recess or projection) that is a minimum five feet deep and ten feet wide.
  
- (e) Tract I. Use and development of the Tract I shall be in conformance with the following:
  - (i) Permitted Land Uses:
    - A. Multifamily, traditional
    - B. Independent living
    - C. Amenity center, neighborhood
    - D. Community Garden
    - E. Recreation area, private
  
  - (ii) Permitted Accessory Uses:
    - A. Accessory building, detached
    - B. Accessory structure
    - C. Electrical vehicle charging station
    - D. Swimming pool
  
  - (iii) Space Limits:
    - A. Minimum lot area: None.
    - B. Minimum lot width: 60 feet.
    - C. Minimum lot depth: 100 feet.
    - D. Build-to zone: 0-20 feet.
      - (1) Subject to the approval of a Design Exception by the Planning and Zoning Commission, pursuant to the procedures of Section 203G.1. (Design Exceptions) of the UDC and as amended, this requirement may be satisfied, and portions of the street facing façade may exceed the build-to zone to accommodate the following conditions between the a building façade and build-to zone: fire lanes adjacent to open space, curved lot lines, setbacks for the purpose of preserving trees, building articulation, service areas (subject to screening requirements), browsing/fire lane in front of a nonresidential use consisting of a 24 foot wide driveway with head-in parking on both sides, motor courts with enhanced pedestrian paving, pedestrian access, outdoor seating areas or walkways, usable open spaces, landscape buffers, patios, sidewalk cafes, plazas, water features, and utilities or utility easements.
    - E. Minimum rear yard setback: 20 feet.
    - F. Minimum side yard setback: 20 feet.
    - G. Maximum height: 6 stories.
    - H. Minimum height: 4 stories.
    - I. Maximum density: 321 dwelling units.
    - J. Minimum building separation: 10 feet.



# EXHIBIT D

K. Residential Site Design: The project shall contain no less than ten (10) amenities of the type required in the UDC, as amended.

(iv) When a non-residential or multi-family use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property lines:

<b>Building Stories</b>	<b>Setback (minimum)</b>
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height up to a maximum setback of 200 feet *

\* This requirement may be reduced to 1.5 feet of setback for each foot of building height with the approval of a Design Exception by the Planning and Zoning Commission, pursuant to the procedures of Section 203G.1. (Design Exceptions) of the UDC and as amended.

(v) Parking:

A. Multifamily: Minimum 1.75 spaces per dwelling unit.

(f) Tract II. Use and development of the Tract II shall be in conformance with the following:

(i) Permitted Land Uses:

A. Multifamily, brownstone (a “brownstone” multifamily unit is a minimum 2-story dwelling with its own attached garage, independent entry that connects via stoop, walkway, or combination thereof to a sidewalk or pedestrian trail and complies with the design standards below)

B. Independent living

C. Amenity center, neighborhood

D. Community garden

E. Recreation area, private

(ii) Permitted Accessory Uses:

A. Accessory building, detached

B. Accessory structure

C. Electrical vehicle charging station

D. Swimming pool

(iii) Space Limits:

A. Minimum lot area: None.

B. Minimum lot width: 60 feet.

C. Minimum lot depth: 100 feet.

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- D. Minimum front yard setback from public right of way: 20 feet.
- E. Minimum rear yard setback: 20 feet.
- F. Minimum side yard setback: 20 feet.
- G. Maximum height: 3 stories.
- H. Minimum height: 2 stories.
- I. Maximum density: 185 dwelling units.
- J. Minimum building separation: 10 feet.
- K. Residential Site Design:

1. Each lot shall contain no less than eight (8) amenities of the type required in the UDC, as amended, for multifamily developments.
2. A maximum of 8 horizontally attached brownstones are allowed per building.
3. No more than 20% of the total number of buildings are permitted to have less than 5 units.
4. Each unit façade must contain a minimum of two different building materials.
5. Garage doors shall be located in the rear of units.

(iv) When a non-residential or multi-family use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property lines:

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height up to a maximum setback of 200 feet

- (v) Parking: Minimum 2 enclosed spaces per dwelling unit.
- (g) Tract III. Use and development of the Tract III shall be in conformance with the following:
  - (i) Permitted Residential Land Uses:
    - A. Multifamily, traditional
    - B. Amenity center, neighborhood
    - C. Independent living
    - D. Recreation area, private
  - (iii) Permitted Non-Residential Uses:
    - A. Arts or cultural center
    - B. Animal care and services, indoor only
    - C. Banks and financial services
    - D. Clinic, medical or dental

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- E. Commercial entertainment, indoor
  - F. Farmers' Market, permanent
  - G. Hotel or motel
  - H. Movie theater
  - I. Office showroom/warehouse
  - J. Office
  - K. Personal service
  - L. Reception or event center, indoor
- (iii) Permitted Uses Subject to Use-Specific Standards under the UDC
- A. Community garden
  - B. Gym or fitness studio
  - C. Microbrewery, distillery, winery, or cidery
  - D. Religious assembly
  - E. Restaurant, brew pub
  - F. Restaurant, carry out and delivery only
  - G. Restaurant, dine-in
  - H. Retail sales
- (iv) Permitted Accessory Uses:
- A. Accessory building, detached
  - B. Accessory structure
  - C. Electrical vehicle charging station
- (v) Uses Allowed by Specific Use Permit:
- A. Commercial entertainment, outdoor
  - B. Fuel sales, passenger vehicles
  - C. Restaurant, drive-in or drive-through
- (vi) Multifamily Space Limits:
- A. Minimum lot area: None.
  - B. Minimum lot width: 60 feet.
  - C. Minimum lot depth: 100 feet.
  - D. Build-to zone from public right of way: 0-20 feet.
    - (1) Subject to the approval of a Design Exception by the Planning and Zoning Commission, pursuant to the procedures of Section 203G.1. (Design Exceptions) of the UDC and as amended, this requirement may be satisfied, and portions of the street facing façade may exceed the build-to zone to accommodate the following conditions between the a building façade and build-to zone: fire lanes adjacent to open space, curved lot lines, setbacks for the purpose of preserving trees, building articulation, service areas (subject to screening requirements), browsing/fire lane in front of a nonresidential use consisting of a 24 foot wide driveway with head-in parking on both sides, motor courts with enhanced pedestrian paving, pedestrian access, outdoor seating areas or walkways,



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usable open spaces, landscape buffers, patios, sidewalk cafes, plazas, water features, and utilities or utility easements.

- E. Minimum rear yard setback: 5 feet.
- F. Minimum side yard setback: 5 feet.
- G. Maximum height: 6 stories.
- H. Minimum height: 4 stories.
- I. Maximum density: 475 dwelling units.
  - (1) No multifamily units may be permitted for construction until construction has commenced on at least 20,000 square feet of nonresidential uses.
- J. Residential Site Design: The project shall contain no less than ten (10) amenities of the type required in the UDC, as amended. If the Tract is developed in phases, the amenities shall be established by the completion of the final phase.

(vi) Nonresidential Space Limits

- A. Minimum lot area: None.
- B. Minimum lot width: None.
- C. Minimum lot depth: None.
- D. Minimum front yard setback from public right of way: 20 feet.
- F. Minimum side yard setback: None.
- G. Maximum height: None.
- H. Maximum density: None.

(vii) When a non-residential or multi-family use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property lines:

Building Stories	Setback (minimum)
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height up to a maximum setback of 200 feet

(viii) Parking

A. Multifamily

- (1) Minimum 1.6 spaces per dwelling unit.
- (2) A minimum of 90% of the required parking for multifamily uses must be located in a parking structure.

(h) Tract IV. Use and development of the Tract IV shall be in conformance with the following:

(i) Permitted Residential Land Uses:

- A. Multifamily, traditional

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- B. Amenity center, neighborhood
- (ii) Permitted Non-Residential Land Uses:
  - A. Animal care and services, indoor only
  - B. Arts or cultural center
  - C. Banks and financial services
  - D. Clinic, medical or dental
  - E. Commercial entertainment, indoor
  - F. Farmers' Market, permanent
  - G. Hospital
  - H. Hotel or motel
  - I. Office showroom/warehouse
  - J. Office
  - K. Personal service
  - L. Reception or event center, indoor
  - M. Recreation area, private
  - N. Food Trucks, Operation Sites, and Food Truck Courts
- (iii) Permitted Uses Subject to Use-Specific Standards under the UDC
  - A. Community garden
  - B. Gym or fitness studio
  - C. Microbrewery, distillery, winery, or cidery
  - D. Religious assembly
  - E. Restaurant, brew pub
  - F. Restaurant, carry out and delivery only
  - G. Restaurant, dine-in
  - H. Retail sales
- (iv) Permitted Accessory Uses:
  - A. Accessory building, detached
  - B. Accessory structure
  - C. Electrical vehicle charging station
- (v) Uses allowed by specific use permit:
  - A. Commercial entertainment, outdoor
  - B. Restaurant, drive-in or drive-through
  - C. Telecommunications structure (High Rise, Low Rise, and Stealth)
- (vi) Multifamily Space Limits:
  - A. Minimum lot area: None.
  - B. Minimum lot width: 60 feet.
  - C. Minimum lot depth: 100 feet.
  - D. Minimum front yard setback from public right of way: 20 feet.
  - E. Build-to zone from private drives: 0-20 feet for minimum of 90% of building facade.

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(1) Subject to the approval of a Design Exception by the Planning and Zoning Commission, pursuant to the procedures of Section 203G.1. (Design Exceptions) of the UDC and as amended, this requirement may be satisfied, and portions of the street facing façade may exceed the build-to zone to accommodate the following conditions between the a building façade and build-to zone: fire lanes adjacent to open space, curved lot lines, setbacks for the purpose of preserving trees, building articulation, service areas (subject to screening requirements), browsing/fire lane in front of a nonresidential use consisting of a 24 foot wide driveway with head-in parking on both sides, motor courts with enhanced pedestrian paving, pedestrian access, outdoor seating areas or walkways, usable open spaces, landscape buffers, patios, sidewalk cafes, plazas, water features, and utilities or utility easements.

F. Minimum rear yard setback: 5 feet.

G. Minimum side yard setback: 5 feet.

H. Maximum height: 6 stories.

I. Minimum height: 4 stories.

J. Maximum density: 775 dwelling units.

(1) No multifamily units may be permitted for construction until construction has commenced on at least 20,000 square feet of nonresidential uses. Once 20,000 square feet of nonresidential uses have been permitted for construction, up to 400 units of multifamily may be permitted for construction.

(2) Once 40,000 square feet of nonresidential uses have been permitted for construction, up to 775 units of multifamily may be permitted for construction.

K. Residential Site Design: The project shall contain no less than twelve (12) amenities of the type required in the UDC, as amended, for multifamily developments. If the Tract is developed in phases, the amenities shall be established by the completion of the final phase. Amenities located within portions of the Tract that contain nonresidential uses but are connected to and usable by residents of the multifamily may be counted toward this requirement.

(vii) Nonresidential Space Limits.

A. Minimum lot area: None.

B. Minimum lot width: None.

C. Minimum lot depth: None.

D. Minimum front yard setback from public right of way: 20 feet.

E. Minimum rear yard setback: None.

F. Minimum side yard setback: None.

G. Maximum height: None.

H. Minimum height: None, except office buildings shall be a minimum of 4 stories.



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- I. Maximum density: None.
- J. Minimum total floor area: 40,000 square feet.

(viii) When a non-residential or multi-family use shares a property line(s) with a single-family, duplex, triplex, or quadplex residential use or a single-family residential zone, the following building setbacks shall apply along the shared property lines:

<b>Building Stories</b>	<b>Setback (minimum)</b>
1 story	30 feet
2 stories	50 feet
3 or more stories	2 feet of setback for each foot of building height up to a maximum setback of 200 feet

(ix) Parking:

A. Multifamily:

- (1) Minimum 1.6 spaces per dwelling unit.
- (2) A minimum of 90% of the required parking for multifamily uses must be located in a parking structure.

(x) Internal Screening: No internal screening is required between tracts or between uses within the Tract.