

## **ENDEAVOR MCKINNEY RANCH PARKWAY DEVELOPMENT REGULATIONS**

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the City’s Code of Ordinances, and as amended, except as noted below.

### **1. Permitted Uses.**

- Multi-family, cottage
- Multi-family, traditional
- Independent living
- Assisted living facility
- College or university
- Country Club
- Government facilities
- Hospital
- Recreation area, private
- Religious assembly
- School, public, private, or parochial

### **2. Temporary Uses**

- Construction field office

### **3. Space Limits**

#### **3.1. Lot Dimensions**

- 3.1.1. No minimum lot area
- 3.1.2. 60-foot minimum lot width
- 3.1.3. 100-foot minimum lot depth

#### **3.2. Building Setbacks**

- 3.2.1. 35-foot minimum front setback
- 3.2.2. 20-foot minimum rear setback
- 3.2.3. 20-foot minimum side yard setback

#### **3.3. Height**

- 3.3.1. 55-foot maximum height

#### **3.4. Maximum Density (dwelling units per gross acre):**

- 3.4.1. 33 dwelling units per acre

#### **4. Site Development Standards**

##### **4.1. Landscape Requirements**

###### **4.1.1. Landscape Buffer Requirements**

4.1.1.1. The adjacency landscape buffer shall be 5 feet when adjacent to commercial, multifamily, and government facilities. When adjacent to single-family uses, the landscape buffer shall be 20 feet.

###### **4.1.2. Other Requirements**

4.1.2.1. A minimum 4-foot-wide walking path with bench seating may be constructed in the landscape buffer on the southern property line.

##### **4.2. Screening**

4.2.1. An 8-foot-tall solid masonry wall where the property is adjacent to single-family uses or zoning.

4.2.2. A 6-foot-tall wrought iron fence with 6-foot-tall masonry columns every 20 feet on center along the east property line where an approved screening device is not currently existing.

4.2.3. 3-foot-tall evergreen shrubs, spaced 3 feet on center, along the entire eastern property line.

4.2.4. A 6-foot-tall solid masonry wall along the west property line where an approved screening device is not currently existing.

##### **4.3. Design Standards**

4.3.1. Minimum building separations shall be 10 feet.

4.3.2. For any units located within the first 100 feet as measured from any property line currently in use as single family:

4.3.2.1. Patios and balconies oriented towards existing single family residential uses shall be prohibited above the ground level.

4.3.2.2. Overhead door garages oriented towards single family residential uses shall be prohibited.

##### **4.4. Amenities**

4.4.1. A minimum of seven Acceptable Amenities, as defined in Article 2, Section 206.G.4 of the Unified Development Code.

##### **4.5. Site Enhancements**

4.5.1. At least one of the Site Enhancements, as defined in Article 2, Section 206.G.5 of the Unified Development Code.