

**ALLEN HARRISON COMPANY – 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 requirements of the City’s Code of Ordinances, and as amended, except as noted below.

**1. Permitted Uses.**

- 1.1. Amenity center, neighborhood
- 1.2. Assisted living facility
- 1.3. Independent Living
- 1.4. Multi-family, cottage
- 1.5. Multi-family, traditional
- 1.6. Parking garage or lot, paid or private
- 1.7. Recreation area, private

**2. Accessory Uses.**

- 2.1. Accessory building, detached
- 2.2. Accessory structure
- 2.3. Electric vehicle charging station
- 2.4. Swimming pool

**3. Dimensional Standards.**

- 3.1. Minimum Lot Width: 60 feet
- 3.2. Minimum Lot Depth: 100 feet
- 3.3. Minimum Front Setback: 35 feet
- 3.4. Minimum Rear Setback: 20 feet
- 3.5. Minimum Side Setback: 20 feet
- 3.6. Maximum Height: 55 feet
- 3.7. Maximum Density (dwelling units per gross acre): 38

**4. Parking Requirements.**

- 4.1. Required Parking Spaces: for multi-family, traditional uses: 1.6 parking space is required per unit.

**5. Landscape and Screening Requirements.**

5.1. Landscape Requirements.

- 5.1.1. One canopy tree shall be planted for each 30 linear feet within the associated adjacency buffer.
- 5.1.2. Minimum of 10 percent of the site shall be living landscaping, including grass, ground cover, plants, shrubs, or trees.

- 5.1.3. No single tree species may account for more than 25 percent of the total required trees to be planted on a site.
- 5.1.4. Canopy trees shall be required at a rate of 1 tree for every 7 parking spaces (based on the total number of parking spaces).
- 5.1.5. Every parking space shall be within 65 feet of a tree.

5.2. Screening Requirements.

- 5.2.1. Screening along rear and side yards may include primed and painted tubular steel, or wrought iron with masonry columns spaced a maximum of 20 feet on center with structural supports spaced every 10 feet. Plus, evergreen landscaping at least 3 feet in height at planting and spaced 3 feet apart on center, to create a solid screening effect.

**6. Exceptional Qualities.**

- 6.1. Site Enhancements: For purposes of Article 2, Section 206.G.5.a, only a median along McKinney Ranch Parkway is required.
- 6.2. A minimum fifty (50) percent of private garage spaces will be electric vehicle charging-ready such that the circuit shall provide sufficient capacity and terminate in a suitable termination point such as a receptacle or junction box.