

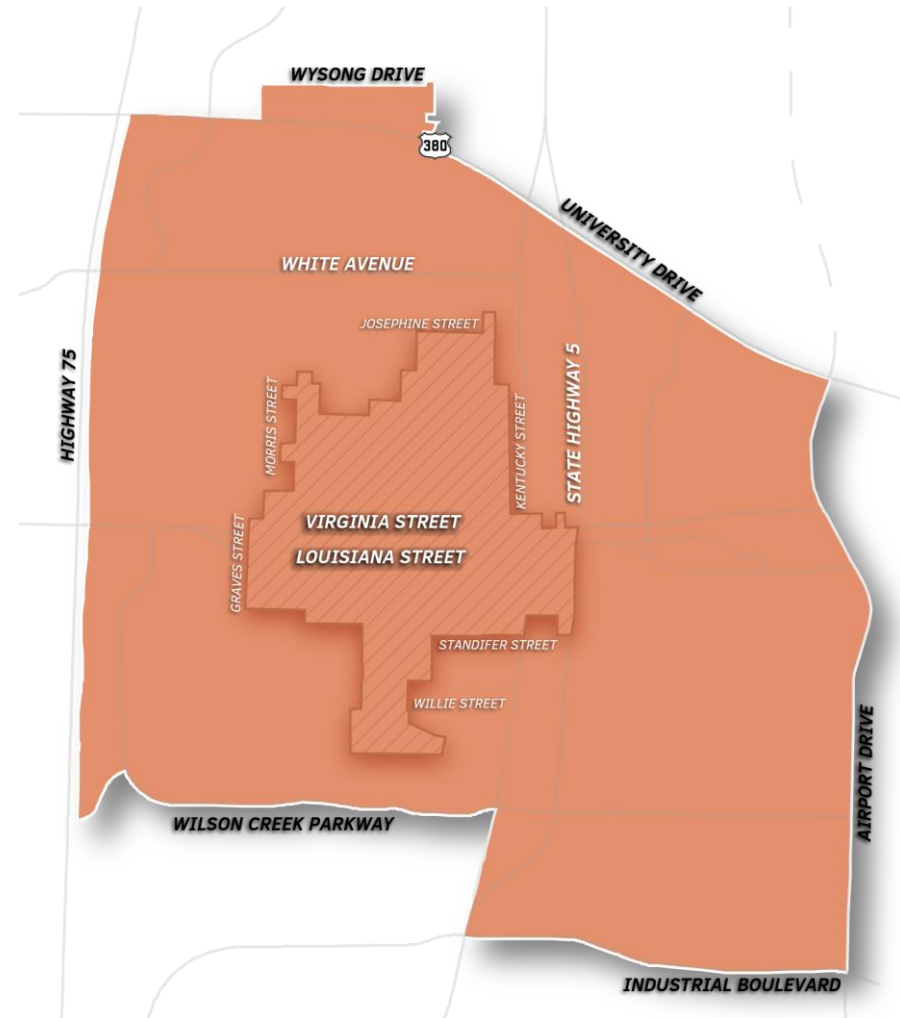
# Remnant at Greenwood I NEZ- Roadway Impact Fee Waiver Request

Neighborhood Empowerment Zone  
Roadway Impact Fee Waiver

City Council  
March 4, 2025

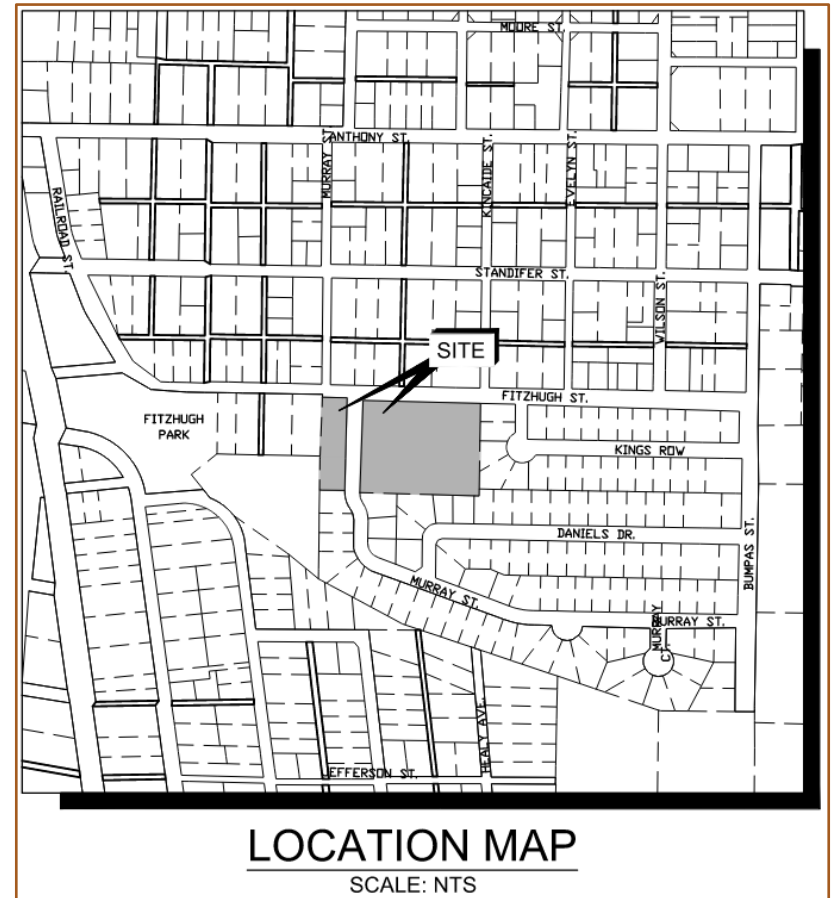
# Background – Neighborhood Empowerment Zone (NEZ)

- NEZ program began in 2009 to support infill in the Town Center Area
- Provides impact fee waivers for certain construction on certain vacant lots
- Multifamily properties are only eligible for Roadway Impact Fee waivers
- To date: \$2,664,140 in waivers have been awarded to multifamily projects

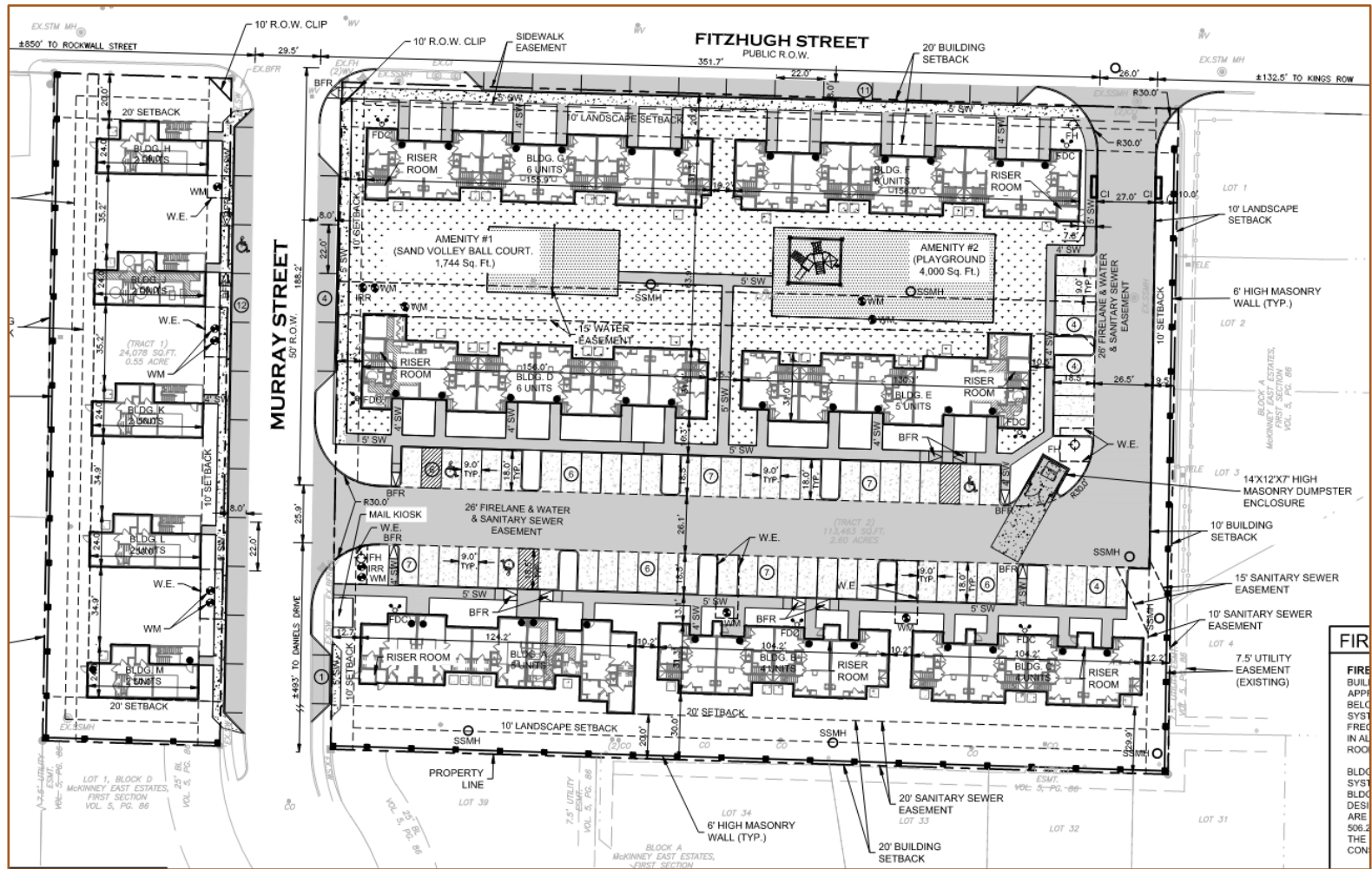


# Project Scope

- 46 residential units
- 12 buildings
- 5 building types
- 52,607 sq ft
- Multifamily housing for the McKinney Housing Authority (MHA)



# Site Plan



## Elevations



## Elevations





# Elevations

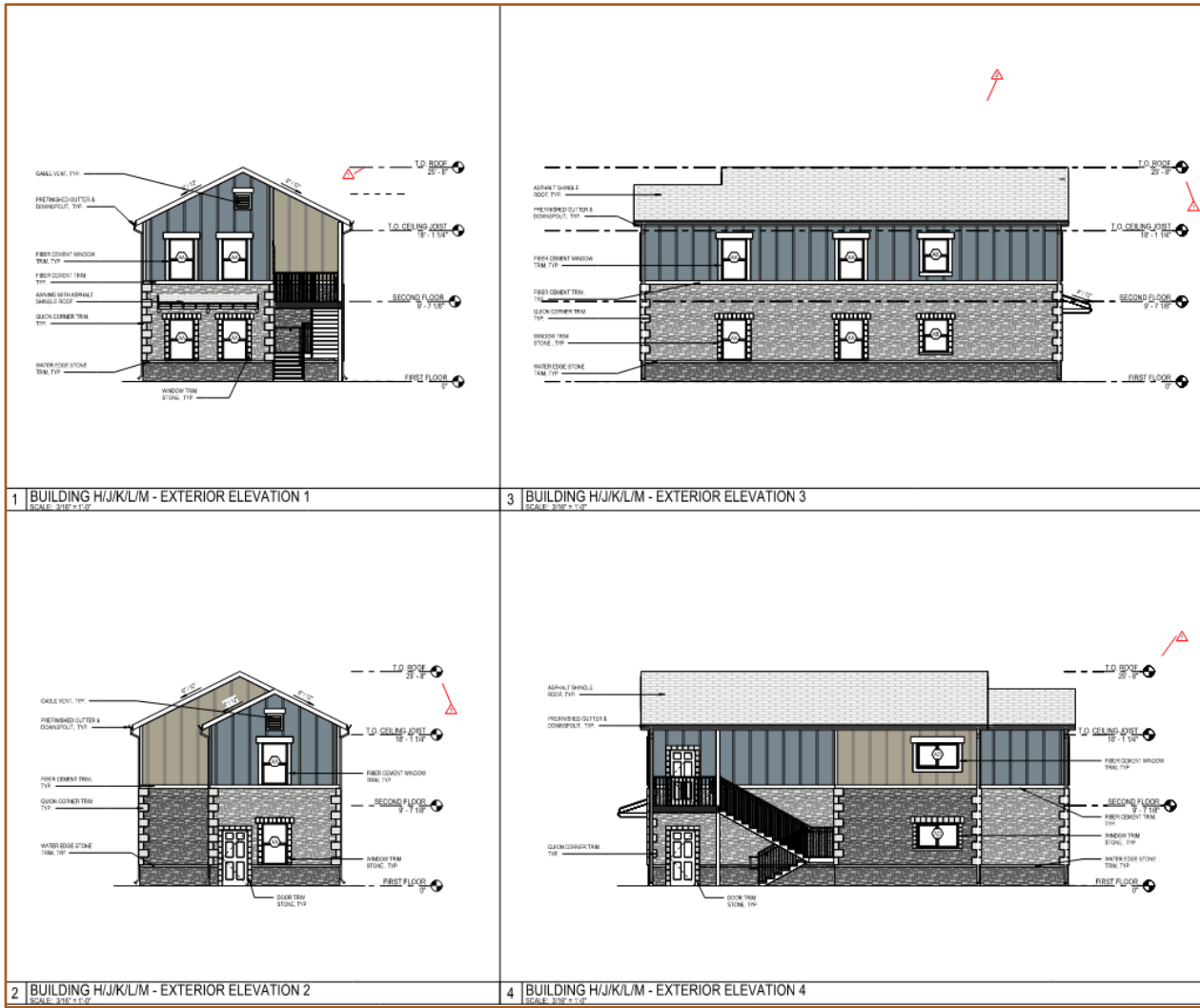


# Elevations





# Elevations



## Surrounding Neighborhood



# Staff Recommendation

- Applicant Request:
  - Roadway Impact Fee Waiver of \$118,910
- Staff recommends approval based on
  - Massing
  - Size
  - Scale
  - Architectural Features