

ORDINANCE NO. 2011-10-066

AN ORDINANCE AMENDING ORDINANCE NO. 1270, OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 238.92 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND COIT ROAD, IS ZONED TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY FOR SINGLE FAMILY RESIDENTIAL, RETAIL, ELEMENTARY SCHOOL, AND OPEN SPACE USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the zoning of an approximately 238.92 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Coit Road, Planning Area 17, which is more fully depicted on Exhibit A, attached hereto, is zoned "PD" – Planned Development District; and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

- Section 1. Ordinance No. 1270 is hereby amended in order to zone an approximately 238.92 acre property, located on the southeast corner of U.S. Highway 380 (University Drive) and Coit Road, Planning Area 17, which is more fully depicted on Exhibits "A" and "B," attached hereto, is zoned "PD" – Planned Development District.
- Section 2. The subject property shall develop according to "PD" – Planned Development District No. 1621, and as amended, except as follows:
1. The subject property shall develop according to "PD" - Planned Development District No. 1621, and as amended, except as follows:
 - a. The subject property shall generally develop according to the attached Zoning Exhibits "A," "B," "C," "D," and "E."
 - b. The side yard setback for lots within Parcel 1705 shall be a minimum of five feet.
 2. The front elevation of all residential structures shall be 100 percent masonry, and each side and rear elevation shall be a minimum of 75 percent masonry. Required masonry percentages shall be calculated excluding exterior wall areas built on top of a roof. "Masonry" shall be defined according to Section 146-139 (Architectural and Site Standards) of the Zoning Ordinance, and as amended.
 3. For all single family parcels, there shall be three canopy trees required per lot, and at least one of the trees shall be located in the front yard. "Canopy tree" shall be defined according to Section 146-135 (Landscape Requirements) of the Zoning Ordinance, and as amended.
- Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which

shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

- Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.
- Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.


**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS ON THE 18th DAY OF OCTOBER, 2011.**

CITY OF McKINNEY, TEXAS



BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:



SANDY HART, TRMC, MMC
City Secretary
BLANCA I. GARCIA
Assistant City Secretary

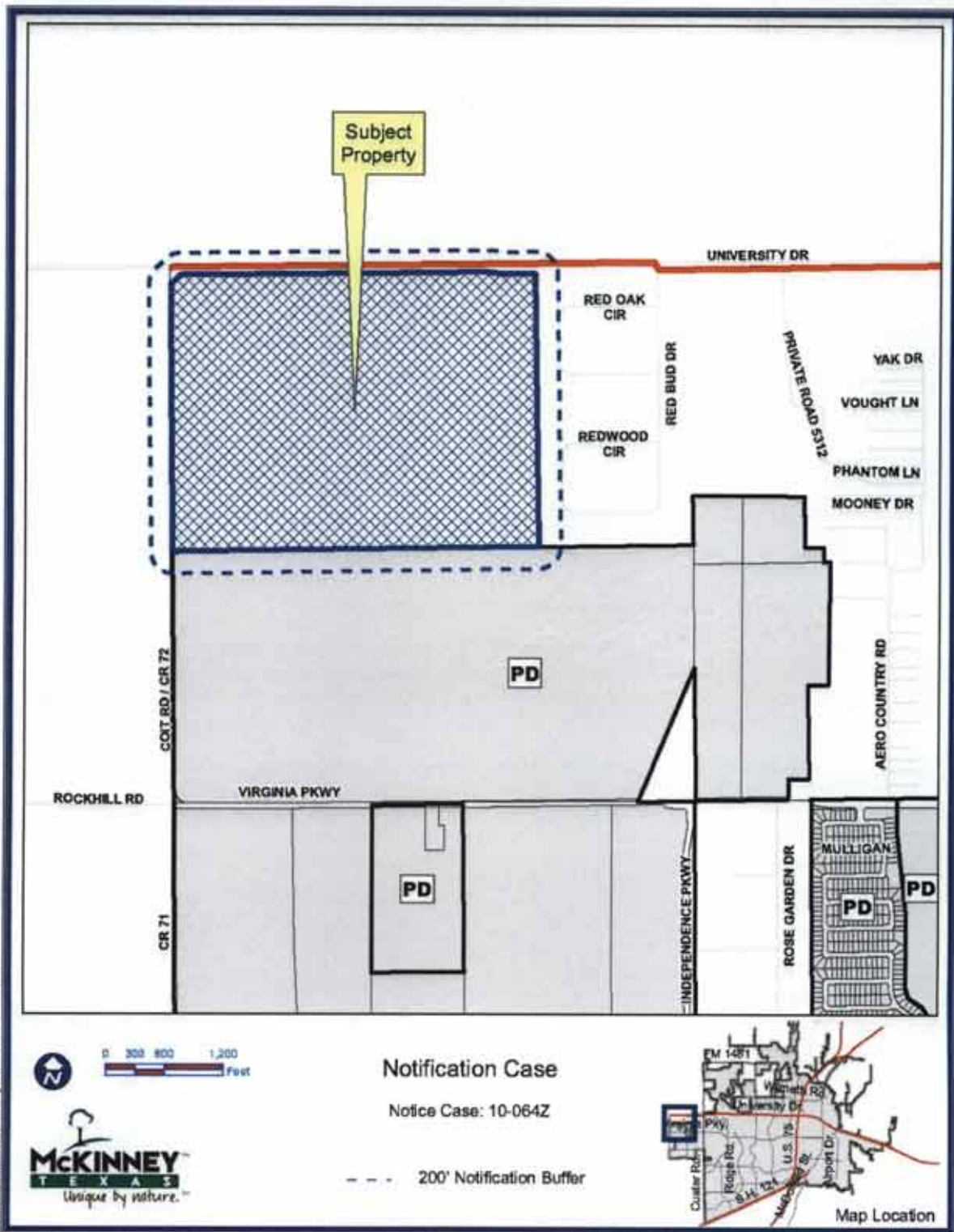
DATE: October 18, 2011

APPROVED AS TO FORM:



MARK S. HOUSER
City Attorney

S:\MCKINNEY\Notification\Projects\1010-064Z.mxd



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 A

LEGAL DESCRIPTION PROPOSED PLANNING AREA 17

BEING the called 238.924 acre tract of land situated in the William McCarty Survey, Abstract Number 575, Collin County, Texas, and being all the 238.924 acres of land described in Special Warranty Deed to BLUE STAR LAND L.P., as filed for record in Volume 5026, Page 4363, and all of the land described in Special Warranty Deed to BLUE STAR LAND L.P., as filed for record in Volume 5132, Page 3914, the said BLUE STAR LAND, L. P., having subsequently conveyed 206.00 acres of the above referenced land to 206 McKINNEY, LLC, as recorded in Clerk's File Number 20100810000824670, all of the Land Records of Collin County, Texas (LRCCT) and being more particularly described as follows:

BEGIN at a 5/8" iron rebar found for corner at the northwest corner of PLANNING AREA 15, as described in Special Warranty Deed to D. R. HORTON-TEXAS, LTD., as filed for record in Volume 6001, Page 37 of the Land Records of Collin County, Texas, said corner being the southwest corner of said BLUE STAR LAND, L.P., lands, said corner also being on the centerline of Coit Road (County Road 72), said corner also being the west terminus of a Boundary Line Agreement, as filed for record in Volume 1024, Page 853 of the Land Records of Collin County Texas;

THENCE N00°01'33"W, along the westerly boundary of said BLUE STAR LAND, L.P. lands and the centerline of said Coit Road (County Road 72), a distance of 2712.58 feet to a point for corner, said corner being on the southerly rightofway of U.S. Highway 380;

Thence in an easterly direction, along the northerly boundary of said BLUE STAR LAND, L.P. lands and the southerly right-of-way of U.S. Highway 380, the following five (5) courses:

- 1.) N46°03'52"E, a distance of 143.75 feet to a right-of-way monument found corner;
- 2.) S89°57'47"E, a distance of 2057.96 feet to a right-of-way monument found corner;
- 3.) S89°58'30"E, a distance of 1033.19 feet to a 1/2" capped iron rebar set for corner;
- 4.) S84°15'52"E, a distance of 201.00 feet to a 1/2" capped iron rebar set for corner;
- 5.) S89°58'34"E, a distance of 315.77 feet

to a right-of-way monument found for corner at the northeast corner of said BLUE STAR LAND, L.P. lands; and the northwest corner of ROSE BUD ESTATES PHASE II, according to the Record Plat thereof, as filed for record in Cabinet C, Page 517 of the Plat

EXHIBIT B

Records of Collin County, Texas;

THENCE S00°14'11"E, along the easterly boundary of said BLUE STAR LAND, L.P. lands, the westerly boundary of said ROSE BUD ESTATES PHASE II, and ROSE BUD ESTATES PHASE I, according to the Record Plat thereof, as filed for record in Cabinet C, Page 189 of the Plat Records of Collin County, Texas, a distance of 2777.12 feet to a 1/2" iron rod found for corner at the southeast corner of said BLUE STAR LAND, L.P. lands, the southwest corner of said ROSE BUD ESTATES PHASE I and the east terminus of the aforesaid Boundary Line Agreement, said corner also being on the north boundary of said PLANNING AREA 15;

THENCE S89°47'37"W, along the south boundary of said BLUE STAR LAND, L.P., the north boundary of said PLANNING AREA 15, and said Boundary Line Agreement, a distance of 3720.82 feet back to the POINT OF BEGINNING and containing 238.90 acres of land, more or less.

EXHIBIT B

PETRICHE & ASSOCIATES, INC.
 Architects • Engineers • Interior Designers • Planners
 1000 North Ave., 14th Fl., New York, NY 10020
 Tel: 212/692-1000



EXHIBIT B

A horizontal scale bar with markings at 0, 200, 400, 600, 800, and 1000 feet. The text "SCALE IN FEET" is written below the bar, and "1:500" is written at the right end.

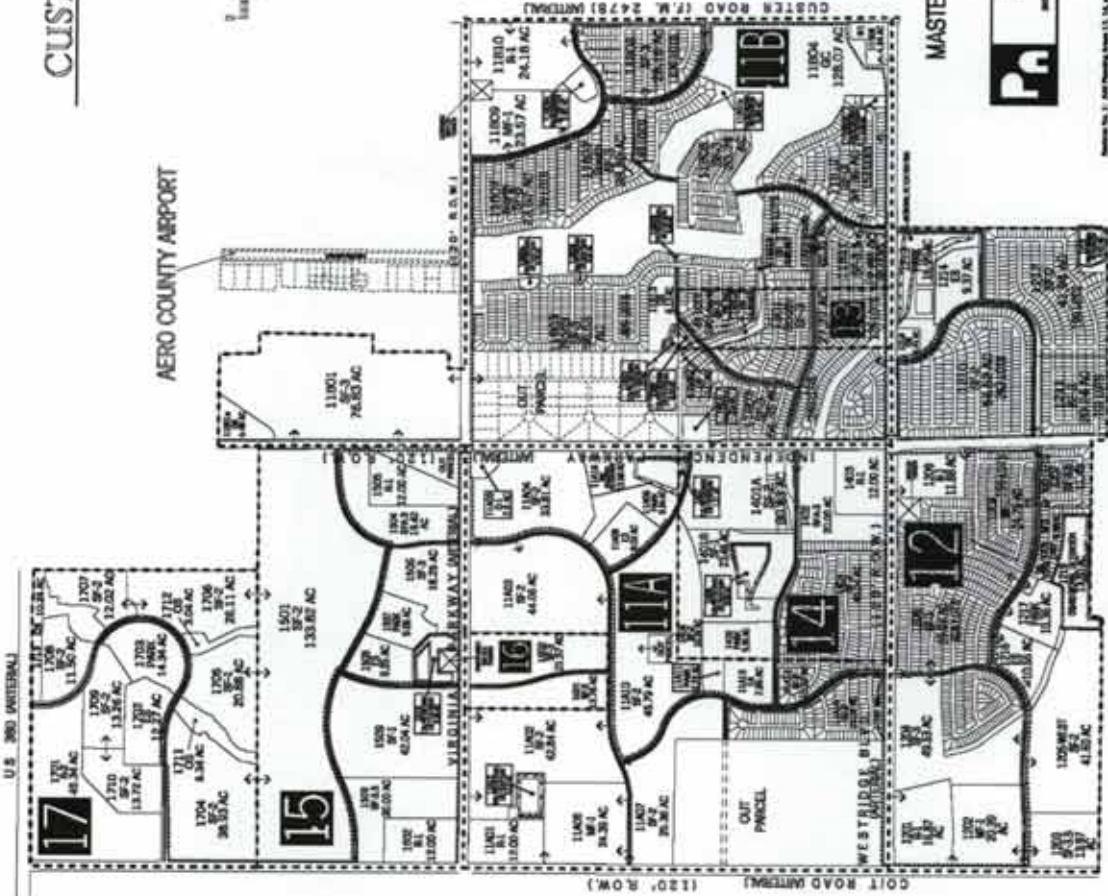
This plan was received by the Planning Department on October 15, 2010.

EXHIBIT A-1

MASTER GENERAL DEVELOPMENT PLAN
JUNE, 2000

PSYCHE & ASSOCIATES, INC.
Automotive/Electronic Control Systems Development Standards
Real Time/Signal Engineering Team/ERP
3000 Shuman Way, Suite 100, Redwood, New York 13020 315/351-0000

EXHIBIT D

[illegible]

DENOTES PLANNING AREA NUMBER

DENOTES PLANNING AREA BOUNDARY

DENOTES INTERSECTING RESIDENTIAL
 CIRCULATION STREETS - DRIVEWAY
 ACCESS MAY BE POSSIBLE

DENOTES INTERSECTING RESIDENTIAL
CIRCULATION STREETS - NO DRIVEWAY
ACCESS ALLOWED

DENOTES EXISTING MEDIAN
OPENING LOCATIONS

DENOTES ACCESS POINTS FOR
 MAJOR PARCEL ENTRIES.
 ADDITIONAL MINOR ENTRIES
 MAY BE ADDED AT PLATTING.
 POSSIBLE MEDIAN LOCATIONS
 WILL BE DETERMINED AT TIME
 OF SITE PLAN REVIEW OF

NOTE: NO DRIVEWAY ACCESS WILL BE PERMITTED FOR THE FIRST 200 FEET OFF ARTERIAL ROADWAYS AND FOR THE FIRST 100 FEET OFF OF COLLECTOR STREETS, EXCEPT FOR PA 17 WHICH WILL REQUIRE 120 FEET FOR ACCESS OFF OF COLLECTOR ROADS.

SINGLE FAMILY RESIDENTIAL

MF-1

NF-2

OFFICE	0000
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ML-1	ML-2	LIGHT MANUFACTURING
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ES	TOUCHES ANYTHING
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DEVOTED HUSBAND	
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06	OPEN SPACE
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OC	SELF COURSE
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COMPUTED MASTER PLAN

PLANNING AREA 11A

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Min Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Coverage	Min Corner Side Yard	DURAC	MAX NO. DU's	POPULANT	PROJECTED POPULATION
11A01	14.15	2.15	12.00	4.16	R-1	N/A	N/A	N/A	30'	25'	075'	075'	90%	15'	40 FAR	N/A	N/A	0
11A02	46.28	2.44	43.84	13.26	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	5.3	226	3	875
11A03	47.13	3.07	44.06	13.83	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	5.2	230	3	869
11A04	37.18	3.35	33.83	10.91	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	4.7	158	3	474
11A05	28.30	2.50	25.80	7.75	MF-1	1800 SF	50'	100'	30'	207'00"	107'00"	7'	80%	15'	18.0	439	2	759
11A06	9.55	0.31	9.24	2.80	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A07	28.14	2.75	25.39	8.26	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	4.4	112	3	308
11A08	3.77	0.75	3.02	0.93	EE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A09	3.54	1.04	2.50	0.74	O-1	N/A	N/A	N/A	120'00"	20'	075'	370'	80%	25'	75 FAR	N/A	N/A	N/A
11A10	49.24	3.65	45.59	14.46	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	3.9	228	3	864
11A11	2.87	0.14	2.73	0.84	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A12	8.57	0.71	7.86	2.52	EE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A13	11.44	1.42	10.02	3.36	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	4.1	41	3	123
11A14	27.73	2.87	24.86	8.14	SF-2	5600 SF	50'	80'	30'	20'	207'00"	5'	80%	15'	4.2	136	3	315
11A15	3.13	0.50	2.63	0.81	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11A16	14.84	1.88	12.96	4.30	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	340.75	27.94	312.79	100.00												1,538		4,587

PLANNING AREA 11B

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Min Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Coverage	Min Corner Side Yard	DURAC	MAX NO. DU's	POPULANT	PROJECTED POPULATION
11B01	87.78	5.47	82.31	14.32	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	8.1	472	3	1,419
11B02	71.37	4.81	66.56	11.84	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	3.9	249	3	747
11B03	92.20	1.21	90.99	16.15	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B04	22.96	0.55	22.41	3.75	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	5.3	300	3	827
11B05					OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B06					OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B07					OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B08	129.84	1.77	128.07	21.18	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B09	20.79	0.50	20.29	3.39	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	5.2	138	3	324
11B10	5.07	0.73	4.34	0.83	R-1	N/A	N/A	N/A	30'	20'	075'	075'	90%	15'	40 FAR	N/A	N/A	N/A
11B11	25.48	1.92	23.56	4.17	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	5.9	130	3	417
11B12	43.44	1.25	42.19	8.00	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	4.4	189	3	507
11B13					OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B14	28.30	1.75	26.55	4.88	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	4.5	130	3	369
11B15	28.03	2.41	25.62	4.87	MF-1	1800 SF	50'	100'	30'	207'00"	107'00"	7'	80%	15'	18.1	239	2	403
11B16	25.40	1.25	24.15	4.15	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B17	14.27	1.39	12.88	2.33	SF-3.5	5300 SF	50'	55'	30'	20'	075'	075'	90%	15'	40 FAR	N/A	N/A	N/A
11B18	38.36	2.99	35.37	6.26	SF-3	4000 SF	35'	80'	30'	207'00"	207'00"	0 One Side 10' Min Bldg	80%	15'	4.5	153	3	409
11B19					OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B20	6.13	0.90	5.23	1.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11B21	2.95	0.45	2.50	0.48	R-1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40 FAR	N/A	N/A	N/A
11B22	1.22	0.30	0.92	0.20	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	812.96	28.09	784.88	100.00												3,128		8,560

This document was received by
the Planning Department on
October 15, 2010.

EXHIBIT E

PLANNING AREA 12

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Coverage	Min Corner Side Yard	DUIAC	MAX NO. DU's	POP/UNIT	PROJECTED POPULATION
1201	19.38	2.49	16.87	4.04	R-1	N/A	N/A	N/A	35	25	01(c)	01(c)	50%	15	40 FAR	N/A	N/A	N/A
1202	22.37	1.98	20.39	4.06	MF-1	1800 SF	50	100	50	2016	101(c)	7	80%	15	7.5	152	2	274
1203	15.74	1.77	13.97	3.26	SF-3.5	3300 SF	50	55	35	0	5	10' Between Bldgs	60%	0	4.36	81	3	183
1204	53.55	4.02	49.53	11.17	SF-3	4000 SF	35	80	35	2016	2016(k)	0' One Side/12' Between Bldgs	60%	15	4.3	313	3	839
1205	7.76	0.88	6.88	1.62	SF-2	6000 SF	50	90	35	20	2016	5	80%	15	4.9	34	3	102
1205-W	42.38	0.78	41.60	8.53	SF-2	5500 SF	50	90	35	20	2016	5	80%	15	4.6	192	3	579
1206	63.89	4.52	59.37	13.32	SF-3	4000 SF	35	80	35	2016	2016(k)	0' One Side/12' Between Bldgs	80%	15	5.4	318	3	854
1207	12.84	1.45	11.40	2.70	SF-3.5	3300 SF	50	55	35	0	5	10' Between Bldgs	60%	0	5.2	80	3	180
1208	27.94	2.28	25.66	5.64	MF-1	1800 SF	50	100	50	2016	101(c)	7	80%	15	6.4	150	3	477
1209	14.11	2.23	11.88	2.84	R-1	N/A	N/A	N/A	35	25	01(b)	01(d)	50%	15	40 FAR	N/A	N/A	N/A
1210	59.63	6.21	53.42	12.47	SF-2	6000 SF	50	90	35	20	2016	5	60%	15	4.7	253	3	759
1211	22.19	1.85	20.34	4.63	SF-3	4000 SF	35	80	35	2016	2016(k)	0' One Side/12' Between Bldgs	60%	15	5.0	101	3	303
1212	43.35	1.41	41.94	9.04	SF-2	6000 SF	50	90	35	20	2016	5	60%	15	4.7	199	3	507
1213	20.81	3.80	16.96	4.34	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1214	10.26	0.89	9.37	2.14	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1215	4.67	0.00	4.67	1.02	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1216	11.40	0.91	10.50	2.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1217	10.70	0.34	10.36	2.23	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1218	3.21	0.77	2.44	0.67	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1219	13.80	0.00	13.80	2.85	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	479.60	39.03	440.57	100.00												1,842		5,344

PLANNING AREA 13

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Coverage	Min Corner Side Yard	DUIAC	MAX NO. DU's	POP/UNIT	PROJECTED POPULATION
1301-N	11.78	0.00	11.78	25.89	SF-3	4000 SF	35	80	35	2016	2016(k)	0' One Side/12' Between Bldgs	80%	15	5.2	81	3	183
1301-S	32.73	1.02	31.71	72.06	SF-3	4000 SF	35	80	35	2016	2016(k)	0' One Side/12' Between Bldgs	80%	15	4.9	126	3	376
1301B	0.93	0.00	0.93	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1302	45.42	1.02	44.40	100.00	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	45.42	1.02	44.40	100.00												187		561

PLANNING AREA 14

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Coverage	Min Corner Side Yard	DUIAC	MAX NO. DU's	POP/UNIT	PROJECTED POPULATION
1401A	33.02	2.79	30.23	20.50	SF-2	5500 SF	50	90	35	20	2016	5	60%	15	3.7	115	3	345
1401B	24.19	0.73	23.46	14.75	SF-1	7200 SF	80	100	35	20	2016	10' % of Lot Width	60%	15	3.0	70	3	210
1402	22.02	2.02	20.00	13.43	SF-A-3	1000 SF	35	60	35	2016	20' (01(c))	0' One Side/12' Between Bldgs	60%	15%	5.3	106	3	318
1403	14.09	2.09	12.00	8.59	R-1	N/A	N/A	N/A	35	25	01(b)	01(c)	40%	1E	40 FAR	N/A	N/A	N/A
1404	43.76	2.72	41.04	26.07	SF-2	5500 SF	50	90	35	20	2016	5	60%	15	4.3	174	3	522
1405	9.62	0.27	9.35	5.87	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1406	10.33	0.00	10.33	6.30	SF-2	5500 SF	50	90	35	20	2016	5	60%	15	5.2	54	3	162
1407	1.79	0.58	1.21	1.09	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1408	5.88	0.00	5.88	3.40	OSRD	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	164.00	11.20	152.80	100.00												519		1,557

This document was received by the Planning Department on October 15, 2010.

EXHIBIT E

PLANNING AREA 15

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUPAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
1501	140.14	6.32	133.82	45.89	SF-2	5500 SF	50'	92'	35'	20'	20'	0'	80%	15'	5.0	871	3	2,013
1502	14.15	2.15	12.00	4.63	R-1	N/A	N/A	N/A	35'	25'	0'	0'	50%	15'	40 FAR	N/A	N/A	N/A
1503	21.81	1.81	20.00	7.14	SF-3.5	3300 SF	50'	55'	35'	0'	5'	10' Between Bldgs	80%	0'	7.00	140	3.0	420
1504	22.00	2.58	19.42	7.20	SFA-3	4000 SF	35'	60'	35'	20'	20'	0'	80%	15'	5.6	198	3.0	327
1505	12.29	0.29	12.00	4.02	R-1	N/A	N/A	N/A	35'	25'	0'	0'	50%	15'	40 FAR	N/A	N/A	N/A
1506	20.08	2.41	17.67	8.77	SF-3	4000 SF	35'	60'	35'	20'	20'	0'	80%	15'	5.5	101	3	303
1507	9.40	0.34	9.06	3.08	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1508	10.10	0.85	9.25	3.31	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1509	48.29	3.25	45.04	14.83	SF-1	7200 SF	60'	100'	35'	20'	20'	10' % of Lot Width	80%	15'	3.47	148	3.0	438
1510	9.51	1.25	8.26	3.11	OSHO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	305.35	21.25	284.10	100.00												1,187		3,561

PLANNING AREA 16

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUPAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
1601	15.15	1.39	13.76	39.21	SF-3	4000 SF	35'	60'	35'	20'	20'	0'	80%	15'	4.9	88	3	264
1602	23.49	1.92	21.57	60.79	SF-3	4000 SF	35'	60'	35'	20'	20'	0'	80%	15'	6.1	132	3	398
TOTAL	38.64	3.31	35.33	100.00												200		662

PLANNING AREA 17

TRACT NO.	GROSS AC	ROW AC	NET AC	% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Max Lot Cover	Min Corner Side Yard	DUPAC	MAX NO. DUs	POP/UNIT	PROJECTED POPULATION
1701	48.71	3.37	45.34	20.39	R-2	N/A	N/A	N/A	35'(0)	25'	0'(0)	0'(0)	50%	15'	0.75 FAR	N/A	N/A	N/A
1702	12.86	0.81	12.05	5.39	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1703	15.70	1.38	14.32	6.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1704	41.97	3.04	38.93	17.57	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	4.5	175	3	525
1705	21.25	0.37	20.88	8.69	SF-1	7200 SF	60'	100'	35'	20'	20'	0'	80%	15'	3.8	90	3	240
1706	26.54	0.43	26.11	11.11	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	4.9	129	3	387
1707	12.31	0.29	12.02	5.15	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	4.7	56	3	168
1708	12.45	0.95	11.50	5.21	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	4.2	48	3	144
1709	13.74	0.48	13.26	5.75	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	2.9	39	3	117
1710	14.15	0.43	13.72	5.92	SF-2	5500 SF	50'	90'	35'	20'	20'	0'	80%	15'	3.6	49	3	147
1711	5.47	0.13	5.34	2.28	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1712	3.22	0.18	3.04	1.35	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1713	10.51	0.27	10.24	4.40	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	238.90	11.91	226.99	100.00												578		1,728

Footnotes:

- Setback may be 10' when adjacent to private recreation open space or 0' when adjacent to lake or water body
- 25' required when abutting any District requiring a rear (side) yard, or where abutting a Golf Course
- When adjacent to Residential District, the greater rear yard requirement of the two will prevail
- 15' required when abutting any zone requiring a side yard
- May be reduced to 10' with site plan approval
- Office, Hotel, & Multi-Family up to 280' are permitted
- Building height may not exceed 35' unless required yards are increased by one foot for each foot of additional building height
- Applies to non-residential development only. Residential setbacks will be 10'

This document was received by
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Revised 3.08
Revised 10.14.10

EXHIBIT E