

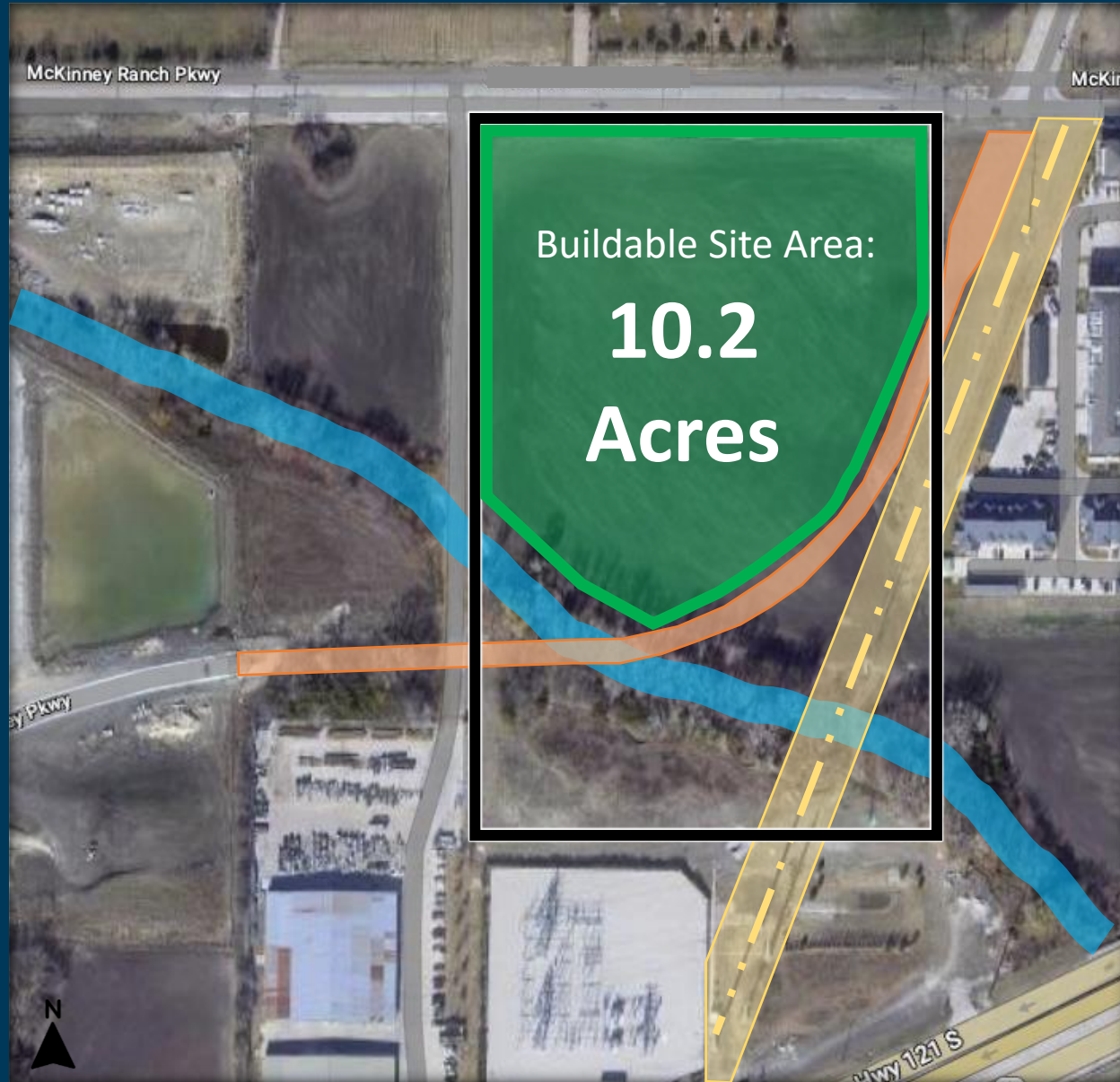


McKinney Ranch Parkway

City Council Public Hearing

October 17, 2023

SITE CONSTRAINTS



Site Boundary



Transmission Line Easement



Sloan Creek



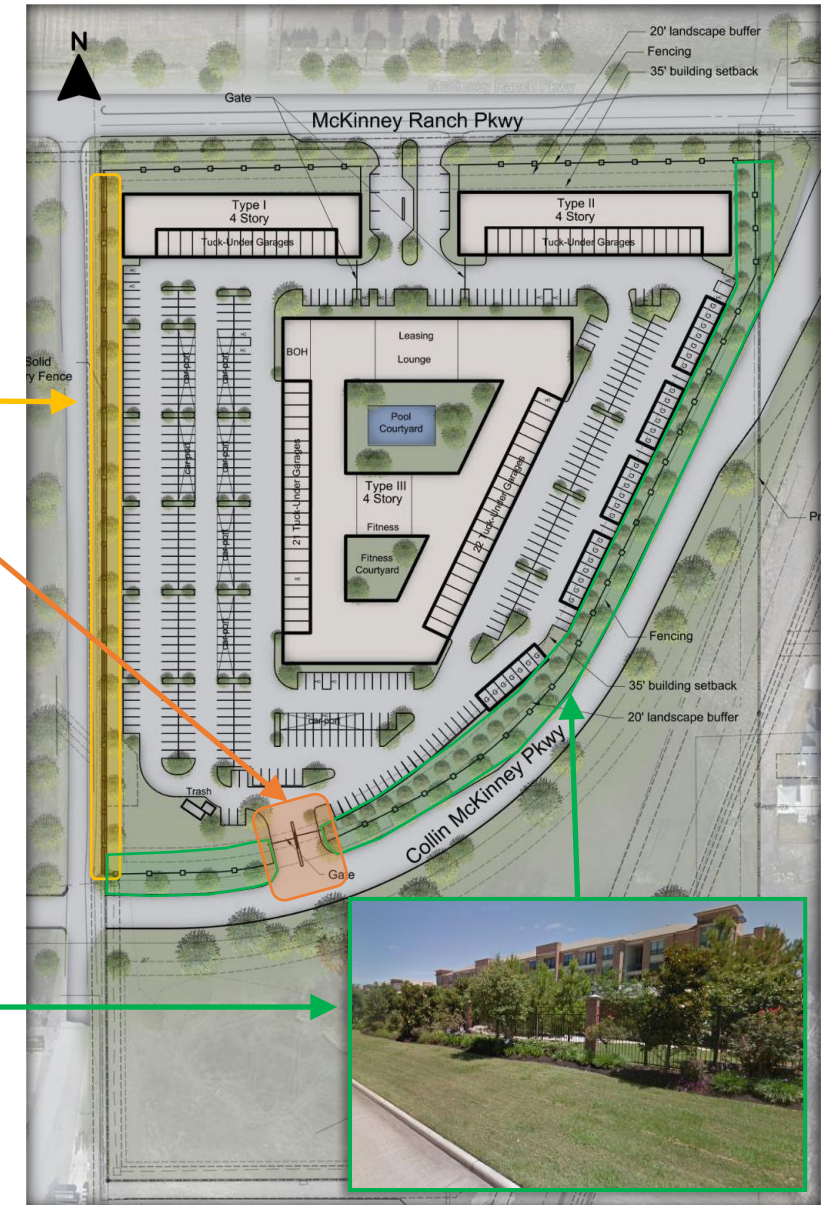
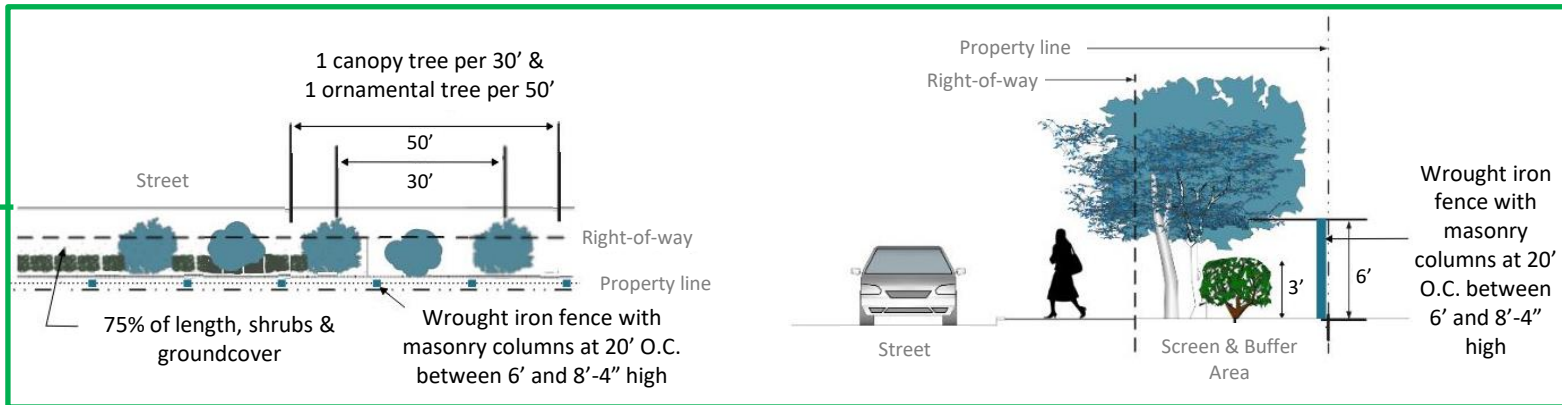
Collin McKinney Parkway Extension



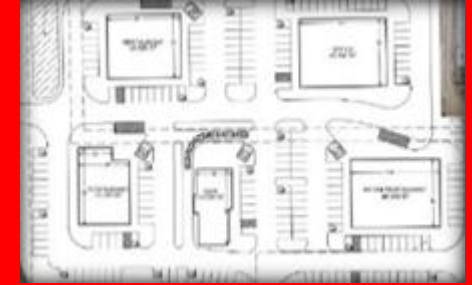
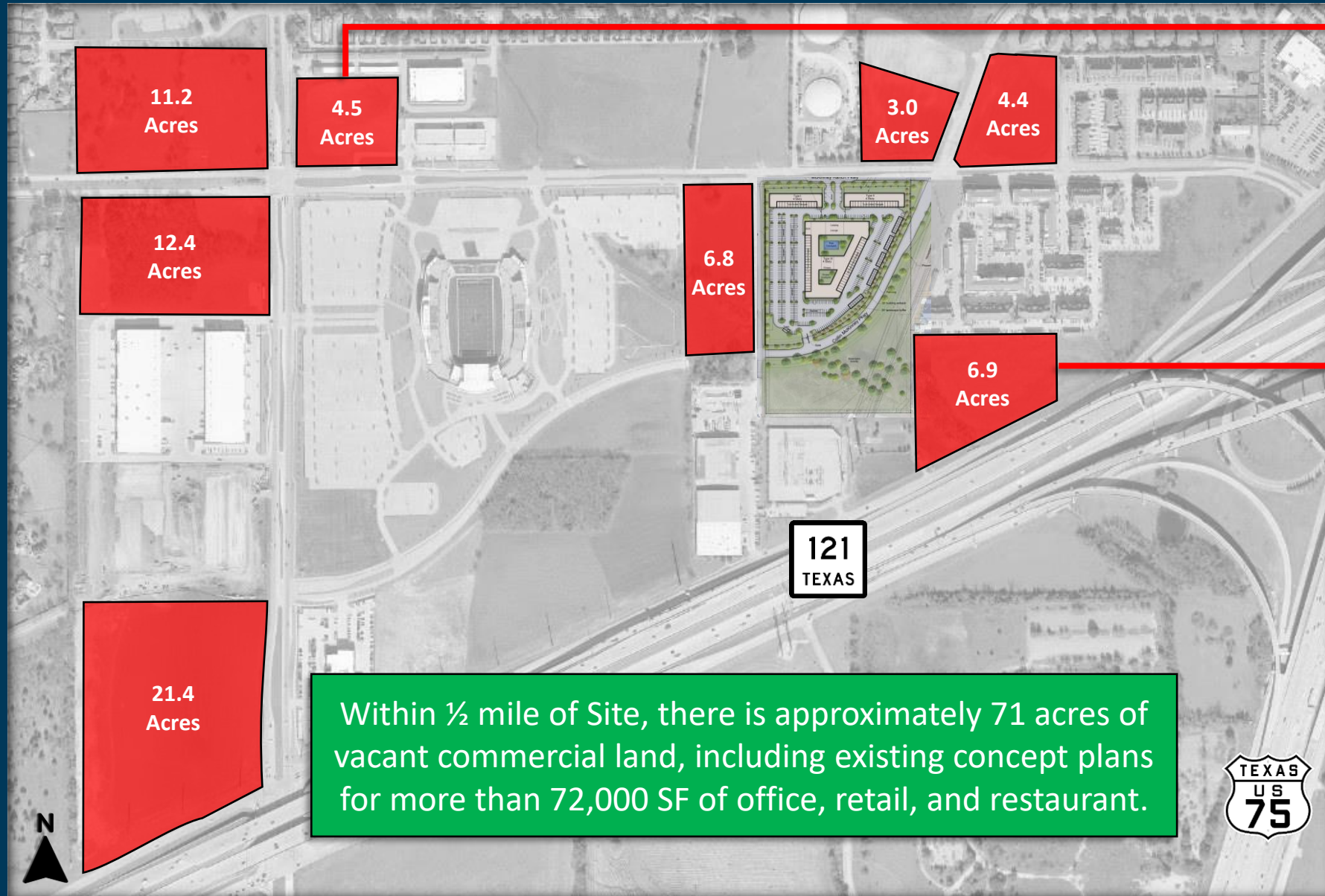
Buildable Site Area

PROPOSED PD STANDARDS

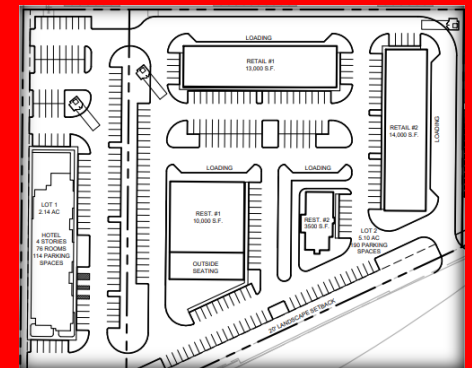
Category	Original Proposed PD	Revised PD Standards	Purpose
Density	38 units/acre	Maximum 385 units	Prevent additional units south of Collin McKinney Parkway
Parking	1.6 spaces/unit	1.6 spaces/unit	Provide an ideal blend of resident/visitor convenience and tree canopy/greenspace
Perimeter Fencing	Continue wrought iron fencing with masonry columns every 20'; Evergreen landscaping 3' tall spaced 3' apart	Full masonry wall on side yard	Conform to MF30 Design Standards
Median	Landscaped median only along McKinney Ranch Parkway	Median at all entrances	Conform to MF30 Design Standards
Enhanced Screening	n/a	1 canopy tree per 30 feet & 1 ornamental tree per 50 feet along the west side of future Collin McKinney Parkway	Provide additional tree cover & landscaping to screen parking and garages from street view



HIGHEST & BEST USE: RETAIL CONSIDERATION



- **4.5 acres for sale**
- Concept plans for 32,000 SF of office, retail, & restaurant

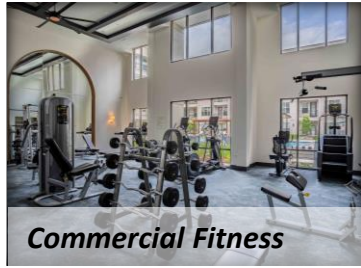


- **6.9 acres**
- Concept plans for 40,500 SF of retail & restaurant with 76 room hotel

AMENITY HIGHLIGHTS



Complementary Exterior



Commercial Fitness



Co-Working Lounge



Fitness On-Demand



Golf Simulator



Clubhouse Kitchen & Lounge



Resort-Style Pool



Outdoor Grilling Stations



Luxury Courtyard Amenities