



COLLEGE PARK

DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC

Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, Tx 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

Site Plan:



Birds Eye View:



Zone SF-10/24:

Figure 3-4 - Single Family 10 District (SF-10/24)	
Lot Size	
Lot Area (sq. ft.)	10,000
Lot Width (feet)	75
Lot width of corner Lots (feet)	90
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	120
Dwelling Regulations	
Minimum Square Footage	2,400
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	10
Side Yard of Corner Lots (feet)	25
Side Yard of allowable nonresidential use (feet)	30
Rear Yard (feet)	25
Rear Yard Double Front Lots (feet)	45
Lot Coverage	45%
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

4. Additional Provisions:

- Refer to additional requirements in Article 7, General Development Regulations.
- Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

SECTION 3.3 HIGH-DENSITY RESIDENTIAL DISTRICTS

High-density residential uses provide smaller-sized housing for entry-and exit-sized families as well as support business.

A. Townhouse District (TH)

- Purpose:** The TH district is a single family residential district allowing between 2 and 7 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet. The Townhouse District is intended to provide flexibility for development of properties that are providing open space, preserving natural areas of value, or avoiding areas with environmental hazards.
- Permitted Uses:** See Use Chart in Article 5, Section 5.1.
- Development Standards:** Following are the yard, lot and space requirements for the Townhouse District, including density, height, lot and unit size.

Zone TH:

Figure 3-5 - Townhouse District (TH)	
Lot Size	
Lot Area (sq. ft.)	5,500 - exterior w/side yards 3,000 - interior w/no side yards
Lot Width (feet)	30
Lot width of corner Lots (feet)	45
Lot Depth (feet)	100
Lot Depth of Double Front Lots (Feet)	120
Dwelling Regulations	
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+ dwellings)
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
Yard Requirements – Main Structures	
Front Yard (feet)	20
Side Yard (feet)	0 for interior 0 or 5 for exterior
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	NA
Rear Yard (feet)	25
Rear Yard Double Front Lots (feet)	45
Lot Coverage	60%
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

4. Additional Provisions:

- Refer to additional requirements in Article 7, General Development Regulations.
- Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

B. Multifamily District (MF)

- Purpose:** The MF district allows for high density residential development immediately adjacent to shopping and activity centers. The Multifamily District provides for the development of smaller, attached dwelling units on the same lot. Dwellings may be placed in one or more buildings and multiple buildings may be developed on the same lot.
- Permitted Uses:** See Use Chart in Article 5, Section 5.1.
- Development Standards:** Following are the yard, lot and space requirements for the Multifamily District, including density, height, lot and unit size.

Building Elevations:



Building Elevations:



FRONT & BACK ACCESS:



Building Front:

