

February 25, 2021

LETTER OF INTENT

City of McKinney – Planning Department
221 N. Tennessee Street
McKinney, Texas 75069


RE: *Pitts-Community Residential*
SEC of Community Avenue & James Pitts Drive

Maple Multi-Family Land TX, LP (the “Developer”) intends to develop the property located at the southeast corner of Community Avenue and James Pitts Drive in McKinney, Texas. The overall development area is approximately 28.24 acres. As described in City Ordinance No. 2020-08-056, the overall development is split into two tracts: Tract A and Tract B. Tract A will consist of single-family townhome units, with each unit being located on its own lot. Tract B will consist of 78 detached homes. Since the homes on Tract B will be located on a single lot, this portion of the overall development is classified as multi-family. This Site Plan submittal is for the development of the approximate 12.2-acre Tract B. The 78 proposed homes on Tract B will consist of four home plans with a total building area of approximately 121,410 SF. The Developer intends to maintain ownership of all homes constructed on both Tracts A and B.

Per Section 142-106 of the City of McKinney Code of Ordinances, screening would typically be required between Tracts A and B since Tract A will be classified as single-family townhomes and Tract B will be classified as multi-family. We believe the intent of the screening is to provide separation between single family residential and high density, large, multiple unit, multi-family buildings. However, in this development, the Tract B multi-family product is for-rent single family homes which pair very well with the Tract A townhomes. Consequently, we feel this development doesn’t want or need the separation screening and, in fact, will function much better without it as one cohesive development. Thus, we are proposing a site plan with residential streets and fire lanes which promote connectivity between both Tracts for your consideration and we respectfully request the City of McKinney allow a variance to waive the requirement of screening between the multi-family and single-family uses on the two tracts.

Please see the attached exhibits for character images of the for-rent single family homes we are proposing to build on Tract B.

Maple Multi-Family Land TX, LP

By: 

Karl Hirsch
Vice President