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Planning Department
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070

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Planning Department on June 13,
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RE: Letter of Intent - Pecan Park

As per the requirements of your Rezoning Request Guidelines, we are submitting this Letter of Intent for Pecan Park. We offer the following information for your consideration:

SITE DATA

Subject Property Area: 22.05 acres
Current Zoning: PD-Townhome (Ord. 2002-05-038, 2003-01-007, 2005-01-005 & 2006-05-054)
Project Location: South side of McKinney Ranch Parkway; 1,000 West of Lake Forest Drive
Excluded Lots: Homes have already been constructed on Lots 33-36 of Block B and 4-6, 14-25, 30-33 and 38-40 of Block D. Those lots are excluded from this rezoning request.

BACKGROUND & PURPOSE

Established in 1994, Scott Communities Builders began with a vision to build distinctive, quality homes where both style and value coexist. In 2005 the company expanded its operations to Texas and achieved success by providing innovative home designs and exceptional quality. Scott Communities Builders realizes that the home-building industry is ever evolving. In order to build a community at Pecan Park that the City of McKinney will be proud of, the vision for the project requires refinement. To achieve this, they have expended considerable time and resources into developing a comprehensive plan that focuses on diversifying the community design. As a first step in the process, market studies and interviews with potential homebuyers and were conducted. The information obtained from these exercises reflects a demand for larger homes and lots. As a result, they are seeking to expand the residential product mix while retaining the quality and identity of the community. Presently the development is subdivided to accommodate 148 four-unit homes and 15 three-unit homes for a total of 163 lots. The typical lot is 24' x 80' and 1,920 square feet and most of the homes are approximately 1,500 square feet. The primary changes they are proposing are summarized as follows:

New Single-Family Detached Homes - The builder will introduce a single-family detached home product. They anticipate that the homes will average approximately 2,000 square feet, which is more than 30% larger than the typical homes currently being offered. To accommodate this product, we are proposing to convert 44 four-unit townhome lots into 22 single-family detached lots.

Larger Three-unit Townhomes - The builder will offer additional larger townhome floorplans, which they anticipate will have approximately 20% more living area. To accommodate the larger townhomes, we are proposing to convert 40 four-unit townhome lots into 30 three-unit townhome lots.

These changes necessitate revisions to the General Development Plan and development standards for the subject property. We are proposing to replace the current PD with the attached General Development Plan and PD Development Standards.

QUALITY & INNOVATION

Section 146-94 of the Zoning Ordinance requires that Planned Development Districts must "ensure a level of exceptional quality and innovation." This request satisfies that requirement in several ways.

- **Architecture.** The homes reflect a tudor-style architecture and include stone accents, varying brick patterns, elevated porches, raised stone planters and other quality features. Please refer to the attached renderings and photographs.
- **Sustainable Construction.** The builder is including sustainable features which exceed code requirements, including tankless hot water heaters and radiant barrier decking.
- **Larger Homes.** The proposed changes will allow the builder to offer townhomes and single-family detached homes with 20% to 30% more living space than the typical units currently being constructed.
- **Increased Values.** As a result of offering the same quality of finishes and home amenities along with a larger, more buyer-friendly product mix, we anticipate that average sales prices of homes will increase.
- **Decreased Density.** The revised General Development Plan reduces the total number of homes from 163 to 130. This equates to a 20% reduction in gross density, from 7.0 du/ac to 5.6 du/ac.
- **Community Amenities.** A neighborhood pool is planned in common area C-1. Pecan Park also includes over seven acres of natural and improved open space areas, all within comfortable walking distance from each home. The community owes its name to the many pecan trees on the property, some as large as 36-inch diameter. The creek along the southwest boundary is characterized by large trees and lush vegetation, which create an attractive backdrop to the community.

PROPOSED PD DEVELOPMENT STANDARDS

The proposed development standards for the community are shown on the attached table. In general, the area and setbacks proposed are reflective of the size, location and orientation of the proposed home products. Please also refer to the General Development Plan for proposed home locations. Further explanation for the proposed standards is presented below:

Lot Areas - The minimum lot areas are based on the proposed home sizes, floor plans and corresponding lot configurations. The proposed single-family detached lots are most similar to the REC "small lot", with the primary difference being that the lot widths will be greater than what is recommended in the REC guidelines. Since the streets and alleys are already constructed, the lot depth is fixed at 80 feet.

Rear Setbacks - The rear garage and building setbacks are necessary to accommodate the proposed home sizes and floor plans.

Side Setbacks - The larger townhome floor plans to be offered result in wider townhome lots. Additionally, where four-unit buildings are converted to three-unit buildings, it is necessary to align interior lot lines as closely as possible to existing lot lines in order to make use of existing utility service locations. The proposed side-yard setbacks are based on these conditions.

Masonry Requirement - For townhome buildings, the proposed masonry requirements will apply to each building elevation rather than each individual unit or wall. This will ensure a quality exterior appearance while allowing for more architectural creativity and giving the builder greater flexibility in construction.

Lot Trees - The provision allowing required lot trees to be planted in other parts of the community, such as common areas, is being carried forward from the previous PD. Where possible, the trees will be planted on

corresponding lot. However, some interior townhome lots have insufficient yard areas to allow for planting of trees.

SUPPORTING DOCUMENTATION

Included with this submittal are renderings and photos of the proposed home product. These are being submitted for information purposes only in order to provide Staff with an understanding of what the applicant intends to build. We do not intend for these to be included in the zoning ordinance.

Per your planning application submittal calendar, we are requesting that this case be heard before the Planning & Zoning Commission on June 28, 2011.

Sincerely,

J. VOLK CONSULTING, INC.



Jay Volk, P.E.
President

cc: Dusty Dellinger, Scott Communities Builders, L.P.