



Country Lane
Seniors Community

November 8, 2017

Members of the Planning and Zoning Commission
City of McKinney
222 North Tennessee Street
McKinney, TX 75069

Regarding: Zoning Case #17-262Z

Dear Members of the Planning and Zoning Commission:

I am the developer of the Country Lane Seniors Campus on Highway 5 in McKinney. I received a notice from the Planning Department for the expansion of the McKinney Urban Village by Catalyst Urban Development (Case # 17-262Z) to be heard on November 14, 2017. I own a 7.5 acre tract of land on Highway 5 across the street from the subject property, and therefore I am a property owner within 200 feet.

I presently own and manage with Capstone Management Company Country Lane Seniors Community, The Grand Texan, The Grand Reserve, and many of the Villas. We provide homes for over 800 senior citizens.

This letter is to express my opposition to the zoning request by Catalyst Development for the following reasons:

1. Recently I requested a site plan approval from the Planning Department to build another 104 housing units for seniors on the Country Lane Seniors Campus. My site plan was not approved as submitted. The Planning Department is requiring me to construct a turn lane on State Highway 5. See email from Stephen Jones, P.E. attached

The turn lane requirement was recommended by a traffic study that I was required to submit to the City. My traffic study states that the turn lane is needed now, and is not a result of my additional 104 senior homes to be built in the future. See applicable page of the traffic study attached. This makes me think that the first phase of the McKinney Urban Village should have been required by the City to make improvements to Highway 5, but actually made no improvements to Highway 5.

Therefore, this zoning request should be tabled until the City can obtain an independent traffic study to determine how 500 additional apartment

units will affect the traffic on Highway 5 and what improvements should be made to Highway 5. The traffic study should be an independently prepared study, ordered by the City and reimbursed to the City by Catalyst. It should not be ordered and paid for by Catalyst.

In approving this zoning request, it should be of the highest priority for the city staff and each planning and zoning commission member, to not approve any plans that make Highway 5 more unsafe for the senior citizens who live on the Country Lane Seniors Campus.

The recommendations in the traffic study for the expansion of Highway 5 should be a requirement and included in any zoning approval. Since the Planning Department is requiring me to improve Highway 5 for 104 senior homes, the Planning Department should require Catalyst to do its part in improving Highway 5, which will certainly be necessary if they build another 500+ additional apartment units.

Please note on the site plan submitted by Catalyst that all of the entrances to the proposed apartments open on to Highway 5. I believe that this is too many access points on Highway 5, which should be reduced. The new apartments should be oriented for residents to enter and exit onto Frisco Road. This may require Catalyst to build some city streets through the development, but you would expect that in developing 70 acres you would have some city streets.

2. Another 500+ units built with 30 units to the gross acre density is excessive. The density for the independent living apartment units on the Country Lane campus is 13.5 units to the acre. Density should be measured in net acreage rather than gross acreage.

This high density does not adequately serve families with children. The amenities that families need are not there, such as a sports court, playground, larger pool, large clubhouse for after school programs, and more green space. It is reasonable to request that some of the additional apartment units should be designed with a lower density and better amenities to serve families with children. There will be families with children as residents, and the apartments as planned are substandard to meet the needs of families, and through the years will become substandard housing for the City.

3. I recommend that the present multifamily cap of 500 units for this tract of land not be increased at this time. A more balanced development of this land should also include retail, office, and commercial space. Catalyst is requesting too many apartment units for this small area. And, more

apartment units should not be approved at this time because the developer still has 250 units which have not been built.

I appreciate you taking my comments into consideration when hearing this zoning case.

Sincerely,



Kenneth H. Mitchell

President of the General Partner of Country Lane Seniors Community

(817) 832-4296 Kenmitchell@kennethmitchellpc.com

KHM/khm

Enclosure

Ken Mitchell

From: Dwayne Zinn <Dwayne@crossengineering.biz>
Sent: Wednesday, April 05, 2017 11:52 AM
To: kenmitchell@kennethmitchellpc.com
Cc: Don Paschal
Subject: FW: 17-011SP - The Victoria at Country Lane Seniors Community

Ken,

Please see below from engineering regarding the TIA review.

Thank you,

Dwayne Zinn, Project Manager
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, TX 75069
972-562-4409

From: Stephen Jones [mailto:sjones@mckinneytexas.org]
Sent: Wednesday, April 05, 2017 11:48 AM
To: Dwayne Zinn
Cc: Thuan Huynh
Subject: RE: 17-011SP - The Victoria at Country Lane Seniors Community

Dwayne,

Following the review of the TIA submitted for the property located at the NEC of SH5 and Enterprise Drive, it will be the developer's responsibility to construct the southbound left-hand turn lane from SH-5 to Enterprise Drive due to the increase in traffic and safe operation of the intersection. If you have questions regarding the modification of SH-5 please let me know and we can work through TxDOT's requirements.

We are recommending that the southbound left turn on SH 5 at Enterprise should be constructed with this development. There has been a significant increase in traffic volume on SH 5 since the previous TIA report was completed. The Average Annual Daily Traffic (AADT) for SH 5 has almost doubled since the 2014 from 5,204 vpd to 9,662 vpd. The significant increase in traffic along SH 5 has created both a safety and operational concerns for traffic traveling along Hwy 5. Therefore, we are recommending that a left turn lane for the southbound traffic be constructed as part of this development.

Thanks,

Stephen Jones, P.E. | Civil Engineer I
City of McKinney | Engineering Department
Direct | 972.547.7431
sjones@mckinneytexas.org | www.mckinneytexas.org
"Excellence through integrity, service, and teamwork"




TRAFFIC IMPACT GROUP, LLC

The Victoria at Country Lane - McKinney

Project Number 17-TX19101-1

I hereby certify that this report was prepared by me
or under my direct supervision, and that I am a duly
Licensed Professional Engineer under the laws of the
State of Texas.



 3/15/2017
Scott P. Israelson, P.E., PTOE
License No. 116712

Executive Summary

The Victoria at Country Lane is a proposed senior housing development in McKinney, Texas. The proposed development will consist of 104 senior apartments. The site is on the northeast corner of SH 5 (Greenville Avenue) & Enterprise Lane. Access to the site is proposed via driveway to Enterprise Lane.

The City of McKinney requested a traffic study to examine the need for turn lanes on SH 5 (Greenville Avenue) at the intersection.

McKinney Urban Village is an apartment complex immediately across SH 5 (Greenville Avenue). Phase I is complete, and Phase II proposes to construct an additional 250 apartment units. The Victoria at Country Lane development is part of a senior community that includes other existing senior apartments, assisted living, and memory care along Enterprise Drive and Plateau Drive. Many of the residents of the senior community have expressed concerns about traffic along SH 5 (Greenville Drive) and this analysis includes an examination of traffic signal warrants for current and Full Build conditions.

Existing Conditions

Analysis of existing volumes shows that the intersection meets TxDOT warrants for a southbound left-turn lane. This deceleration lane is needed for existing conditions and should not be tied to development.

Analysis of existing conditions shows that the intersection does not meet warrants for signalized control. Condition B (Interruption of Continuous Volume) of Warrant 1, Eight-Hour Volume, was met for four hours of the day, where eight hours is required. Warrant 2, Four-Hour Volume, was met for one hour, where four hours is required.

Full Build 2018 Conditions

Analysis of Full Build 2018 Conditions shows that the intersection is projected to meet signal warrants after Phase 2 of the McKinney Urban Village, this development, and normal traffic volume growth. Condition B (Interruption of Continuous Volume) of Warrant 1, Eight-Hour Volume, is expected to meet the volume threshold for ten hours.

The following summarize recommended improvements for the intersection of SH 5 (Greenville Avenue) & Enterprise Drive:

Existing Conditions

- Construct a southbound left-turn lane on SH 5 (Greenville Avenue) at Enterprise Drive. This is necessary for existing conditions and should not be tied to development.

Full Build 2018

- The intersection of SH 5 (Greenville Avenue) & Enterprise Drive. is expected to meet warrants for signalization.



Development Services
Planning Department
221 N. Tennessee Street
McKinney, TX 75069

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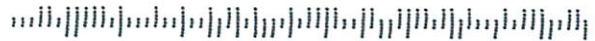
Public comment will be heard at:
THE
PLANNING AND ZONING COMMISSION
MEETING
ON
TUESDAY
NOVEMBER 14, 2017
at
6:00 p.m.

City of McKinney
Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

MITCHELL KENNETH H
CURRENT RESIDENT / OWNER
1005 SHADY RIVER CT N
BENBROOK, TX, 76126-2900

If you have questions or need additional information please contact the Planning Department at (972) 547-2000. Para más información, llame (972) 547-7475.

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PUBLIC HEARING NOTICE

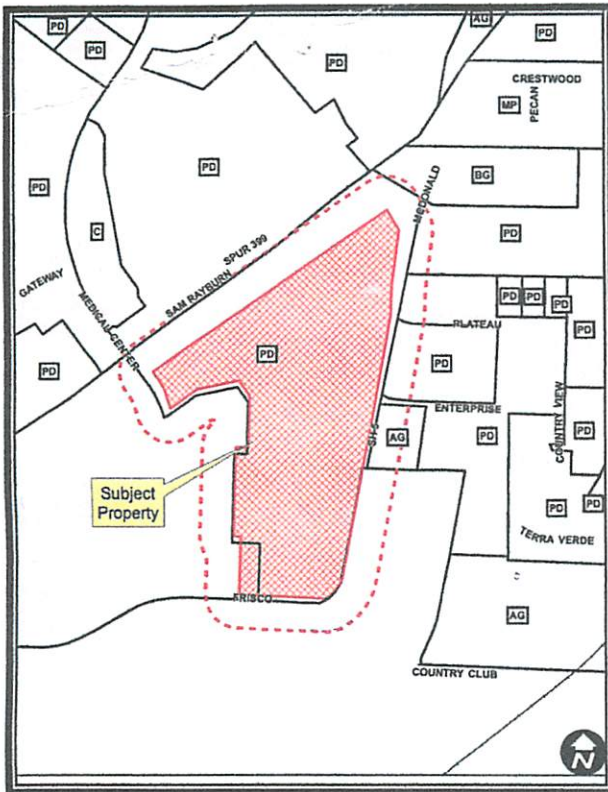
ZONING CASE # 17-262Z

REQUEST: Request to Rezone the Subject Property from "PD" – Planned Development District to "PD" – Planned Development District, Generally to Modify the Development Standards.

LOCATION: Southeast Corner of Spur 399 and Medical Center Drive.

The properties within the circle area represent all property that is within 200 feet of the subject property, which is the required notification area for all public hearings.

As an interest property owner, you are requested to make your view known by attending these hearings.



The Planning and Zoning Commission will schedule the date for this request to appear before City Council. This notice will be advertised in the legal section of the McKinney Courier Gazette newspaper prior to the City Council meeting.

This publication can be made available upon request in alternative formats, such as, Braille, large print, audiotape or computer disk. Requests can be made by calling 972-547-2694 (Voice) or email contact-adacompliance@mckinneytexas.org. Please allow at least 48 hours for your request to be processed.