



June 25, 2018

Brian Lockley  
City of McKinney  
221 N. Tennessee St.  
McKinney, TX 75069

**RE: ZONE2018-0040**

Dear Brian Lockley:

Millennium Place at McKinney is a 10.6-acre mixed-use project integrating commercial and residential uses creating a pedestrian-oriented development. The project site is located on undeveloped land north of West University Drive (US-380) one block west of Hardin Boulevard. Millennium Place will mix multi-family residential products with commercial uses adding diversity and complimentary uses to the neighboring commercial developments surrounding this intersection.

The current zoning for the site is C-Planned Center district for the southern portion and RG-18-General Residence district for the northern portion and CC – Corridor Commercial Overlay District. This PD proposes uses that are similar and consistent with the existing base zoning. However, we are rezoning to the C2-Local Commercial district to update and be consistent with the City's current commercial zoning classification. Due to physical site constraints in the northern portion of the site, the RG-18 classification is being rezoned to PD to allow for multi-family buildings that utilize a central parking structure.

A reduction of the 20' landscape buffer on the north to a 10' landscape buffer is being requested due to the existing 40' sanitary sewer easement that runs parallel to the north property line. This PD does seek to decrease the depth of the landscape buffer, since it overlaps the 40' sanitary sewer easement. However, we are requiring a decrease in required tree spacing from 30' O.C. to 25' O.C. creating a denser landscaped edge. The required 20' landscape buffer to the west has been increased to 25'.

This PD proposes a reduction in the window setback for multi-family along the western and northern property line from 150' to 40', due to the fact that this requirement would make the site unfeasible for development. It is also important to note that the adjacent zoning to the west allows for multi-family and will most likely be developed similar to Millennium Place. Therefore, a reduced setback is favorable to create an integrated mixed-use community. In addition, this PD requires the smaller Type B buildings adjacent to the north property line to act as a transition piece to the future single family to the north; furthermore, this assures the Type A building meets the intent of the 150' window setback to the north.

This PD requires several elements listed within the Multi-Family Policy to create a pedestrian-friendly mixed-use development. The proposed exceptional quality improvements are as follows:

- The Type A building's ground floor units, facing the commercial area, are proposed to be constructed to allow for commercial uses creating a vertical mixed-use configuration.
- Structured parking for the Type A multi-family building is being proposed to limit surface parking creating a walkable streetscape and pedestrian environment.
- Millennium Place will include several open space options for the residents and the public. A centrally located open space, the Forecourt, will include a number of amenities for public use that links with the commercial zone to the south. A 10' pedestrian connection is provided to connect the Type A & B units to the Forecourt and beyond into the commercial zone.
- Architectural upgrades and masonry requirements, above and beyond those required in Section 146-139 of the City of McKinney Zoning Ordinance, have been incorporated into the PD ensuring an exceptional architectural finish.

In summary, we are submitting this mixed-use project for Planned Development consideration in order to capture the variety of uses and additional amenities that extend beyond the basic requirements for multi-family development. Our proposed PD will ensure a quality development, for the City of McKinney, that is consistent and appropriate to its location.

Respectfully submitted,



W. Brett Mann, PLA, ASLA  
Director, Land Planning