

CATALYST

URBAN DEVELOPMENT

November 6, 2017

Mr. Brian Lockley
Director of Planning
City of McKinney
221 N. Tennessee Street
McKinney, TX 75069

Re: McKinney Urban Village
Request for Amendments to PD 96-11- 51

Mr. Lockley:

On behalf of McKinney Med Center LP, and with regard to our on-going urban development located at 201 McKinney Village Parkway, on the larger 49.189 acre tract, Lot 3, Block A of the McKinney Medical Subdivision, City of McKinney, Collin County, Texas, we respectfully request an amendment to the PD 96-11-51.

The completion of our initial phase of urban residential following medical office development is a milestone event in the implementation of this mixed-use urban district as it sets the character and experience of this urban village environment. There are a series of amendments to the existing PD conditions that will allow us to incorporate the meritorious exceptions previously allowed to each following phase and successfully continue the urban village character already begun in order to achieve a critical mass of residential units to compliment the large amount employment in the existing hospital, medical office, and planned new office and retail development.

Meritorious Exceptions previously allowed:

- Fiber cement plank, board, and trim area allowed as an exterior element on the non-masonry portion of the building façade and in a manner that generally appears like painted wood products in similar applications as built on existing multifamily builds on blocks 5 and 6.
- Integral color, split-faced concrete masonry units allowed as an acceptable masonry material on the masonry portions of the building and in a manner that generally appears like cut, coursed, rough stone in base conditions and accent conditions.
- Projecting architectural design features such as bay windows, sun porches, balcony stacks, etc do not have to run the full height of the elevation to create visual interest.

It is within this context that we request the City consider our zoning request to be approved with following specific amendments to PD 96-11-51:

- Multifamily developments shall not be required to be gated.
- Parking for Multi-family uses shall be one (1) space for each bedroom in all dwelling units, plus three (3) spaces per one thousand square feet (1000 sf) for any common facility and management office.
- Multifamily development shall be limited to a minimum of 25 units per gross acre, and a minimum of three stories

- Parking may be provided through a combination of head-in parking on private streets built within an urban streetscape condition, “tuck under” spaces in ground level garages and interior parking courtyards. No screening from public thoroughfares shall be required of any openings in interior parking courtyards or head-in parking along private streets.
- Elevated parking structures are also allowable, so long as any garage elevation wider than 40 feet within immediate public view is finished with conforming architectural colors or materials as the main multi-family structures.
- In mixed-use areas, shared parking will be allowable upon review and approval of proposed sharing by Director of Planning.
- Screening walls shall not be required for any perimeter condition of any block.
- Each primary street facing elevation of each building longer than 5 feet shall be finished with at least 50 percent masonry. Non street facing primary elevations of each building longer than 5’ shall be finished with at least 30% masonry. Facades shorter than 5 feet shall not have such requirement.
- All units to have access to the outdoors through a porch, balcony, or balconette. If a porch is provided, it is to be at least 25 square feet in area. If a balcony is provided, it is to be at least 20 square feet in area. A balconette shall be a railing mounted to the front of a double door interior swing assembly to the unit.
- Fiber cement panels are allowable as primary cladding on roof chimneys;
- All covered surface parking may be constructed of steel frame with gabled standing seam steel roofs, and steel columns clad in painted wood.
- Sidewalk stoops to ground level covered unit patios are not required to have a covering/roof structure.
- Minimum of 4” caliper street tree sizing

We request that this matter be heard before the next Planning and Zoning Board and, pending approval by P&Z, the earliest City Council meeting date thereafter.

Respectfully,

CATALYST URBAN DEVELOPMENT



Paris Rutherford
Principal