

February 13, 2012

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

RE: Letter of Intent – Rezoning Request

Proposed Project: First United Methodist Church – Youth Ministry Building

Subject Property: 102 West Lamar Street, Lots 246-247, Block 75, Original Donation

Existing Zoning District: “BG” General Business District and “H” – Historic Preservation Overlay District

Rezoning Requests:

On behalf of First United Methodist Church McKinney, we request rezoning the subject property to a Planned Development District (PD) with a base zoning district of “BG” (General Business District) and “H” overlay (Historic Preservation Overlay District) with specific modifications to the landscape standards and the architectural standards.

Modifications to Landscaping Standards

Request an exemption from complying with the minimum landscaping requirements at intersections (30FT landscape buffers parallel to the corner clip dedications) and minimum landscape buffers adjacent to rights-of-way (10FT landscape buffer adjacent to Lamar, Walker, and Wood Streets and 20FT adjacent to Kentucky Street).

The proposed building is designed to be consistent with the building setbacks for the Build-to-Zone (BTZ) outlined in the draft version of the new McKinney Town Center Form-Based Zoning Code. The proposed BTZ occurs within the currently required landscape buffers.

The site is surrounded on all sides by public streets and has 11 feet change in grade elevation from the southwest corner to the northeast corner. The proposed building demonstrates “creative site design” in that it locates the building close to Lamar and Wood streets in order to continue a similar urban edge of nearby downtown buildings including the existing Post-Office currently on the site. The proposed building is also sited to preserve the existing 18”, 26”, and 36” live oak trees on the site. The main entry is located near the middle of Lamar Street where it is set back and oriented towards the existing First United Methodist Church Sanctuary. This location allows exterior gathering space outside the main entry in good view of the Sanctuary and is far enough off the street to provide outdoor gathering space for congregants who will be using the building.

Modifications to Architectural Standards

A modification is requested to the required 85 points based on the scoring criteria of Zoning Regulations Chapter 146, Section 139. The proposed building utilizes brick, stucco, architectural metal panes and concrete tilt-wall in a design consistent with the Architectural Standards outlined in the draft version of the new McKinney Town Center Form-Based Zoning Code.

The proposed building demonstrates “creative architectural design” in that it has a more modern style than the existing First United Methodist Church building but maintains a strong connection with the existing church building located on a different block. The proposed building uses similar brick and cast stone, however, other materials are introduced in a modern style to better reflect the intended use of the building as a youth facility. An important feature of the building is the “Methodist Cross and Flame”. It is used to clearly distinguish the building as a “church” building and is located at the corner of Lamar and Kentucky Streets, the most prominent intersection on the site.

Special Considerations: The proposed building and site layout is designed to be consistent with the draft version of the McKinney Town Center Form-Based Zoning Code.

Thank you for your consideration of these requests.

Sincerely,



Tom Willis