

McKinney Texas Retirement Residence Letter of Intent - Rezone PD Amendment

I. INTRODUCTION – MCKINNEY RETIREMENT RESIDENCE

Site Description

The subject parcel consists of 5.24 acres located at the northwest corner of the intersection of Stonebridge Drive and Linkside Point Drive in McKinney Texas

Current Zoning: O/I-1 with PD's 1621& 2000-11-092

Current Use: Undeveloped

TPN #:

Legal Description:

Lot 1, Block "A" Linkside Point, Cabinet N. Pages 496 & 497, Plat Records for Collin County Texas.

Acreage

The total parcel is 5.24 acres in size

Intent to rezone to amend the PD to allow the use of Rest Home to this site

This site is currently zoned O/I-1 with PD's 1621 & 2000-11-092. It is the intent of the owner/developer to amend the above referenced PD's to allow the use of "Rest Home / Nursing Home" more particularly described below>

Proposed Development – 5.24 acres

Hawthorn Development Corp. proposes a rezone to amend the existing PD's to allow the use of "Rest Home" (Retirement Residence) The intent is to develop a 124-suite, 4 story Retirement Residence. An additional use of an on-site beauty salon is incorporated into the design of the main building to service the residents. This development shall be operated as "Rest Home" (*Congregate Care / Independent Living Facility).

Proposed Permitted Uses

Residential Uses- "Rest Home"

- Rest Home / Retirement Residence (Congregate Care for Seniors)
Definition: "Congregate Care for Seniors" is a facility for long-term residence exclusively by persons fifty-five years of age or older or persons under fifty-five with compatible needs, and which shall include within the same single structure, without limitation, individual sleeping quarters with no more than half kitchens, common dining facility which provides a sit down dining service at two distinct times per day, recreational features such as a lounge or recreation room, special safety and convenience features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets,

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appliances and doorways designed to accommodate wheel chairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities. Such facilities may have up to two manager's units which contain full kitchen facilities.

Retirement Residence (Congregate Care Facility) Concept

The Independent Living concept is designed for residents with an average age of 82 who are still ambulatory. We do not offer medical or nursing care. This development is privately funded and operated and will not receive government subsidies.

Each private suite offers the advantages of independent living while the services included provide support, security and friendship. The private suites include studio, one and two bedroom versions. Our suites do not contain kitchens, and therefore not considered to be dwelling units, all resident meals are served in the main dining room.

Services for our residents include three prepared meals daily, housekeeping, laundering, private van transportation, various social and physical activities. Management / staff live on the premises and are available to residents 24 hours a day. The monthly rent payment covers the private room, all meals, services and utilities, no "buy in fee is required for residents."

Our typical resident is a single woman in her late 70's or 80's who lives within 10 miles of the site. Approximately 10% of the rooms will be rented by couples making a total building population of approximately 136

Fewer than 20% of the residents will be driving their own cars. Because most of our residents prefer not to drive, we provide private van transportation for their use. Van service is included in the monthly rent, available 24/7 and offers residents independence and mobility while providing the families peace of mind.

This project will not create the problems typically associated with higher density developments, such as traffic, noise or increased demand on public services.

Building Design

The building is designed to be residential in nature. Neighborhood compatibility is achieved in the site planning and building design. The wing ends and building center step down from four and three to two and one story. This arrangement provides for privacy and a gentle change of scale. Care is taken to minimize the impact to the existing community as well as to complement the surrounding local architecture. Exterior siding materials will include horizontal siding and brick or stone. The roof will be architectural composition shingle.

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The facility features common areas for a variety of uses; a dining room and kitchen for shared meals, multi-purpose room, *beauty shop*, crafts room, TV room, media/computer room, movie theater, lounges and an exercise room. The circulation is organized around a central atrium. The common areas are the “social hub” and an essential part of the residents’ lifestyle.

Residents will be able to contact the manager with both emergency pull cords and voice communications in each suite.

II ZONING, LAND USE AND DENSITY

Purpose of the rezone

The site currently zoned O/I-1 with PD’s 1621 & 2000-11-092. All requirements for setbacks, buffers and screening, density, parking and design guidelines will be adhered to based on the above referenced zoning and PD standards.

Access

This site proposes 2 points of access both being on Linkside Point Drive. One near the most end of the site and the second near the most westerly point of the site.

Building Height

The building height is proposed to be 41 feet this exceeds standard limit of 35 feet but is allowed under a provisions of 2000-11-092 foot note “G”, provided that the building setback distance has been increased accordingly. The proposed compensating setback distances are in excess of the amount needed for the proposed building height of 41 feet, per Ordinance 2000-11-092, Planning Land Area #6, Tract 615B, Footnote “G”. The building height has been calculated based on the definition below:

“Building height: per McKinney Texas Code of Ordinances 146-16 (49):

Height means the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:

- a. The highest point of the roofs surface if a flat surface;
- b. The deck line of mansard roof's; or
- c. The mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevators, bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes and spires, and parapet walls not exceeding ten feet in height. “

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Setbacks	Standard per 2000-11-092 Tract 615B	Proposed Setback
Minimum Front Yard	25 feet	38 ft
Minimum Side Yards	-0- feet	84 ft
Minimum Rear Yard	-0- feet	46 ft
Minimum Side Yard (Accessory Structures)	-0- feet	25 ft

Dedications

Any additional easements, rights of ways or agreements to accommodate rights of way, utilities and services to the site will be accommodated as needed.

Parking

- 85 - Total parking spaces
- 69 Open spaces
- 12 Garage Spaces
- 4 Accessible spaces

This creates a parking space to suite ration of 0.69 spaces per suite (room)

Hawthorn Development has developed over 300 retirement residences in North America. Experience from this extensive portfolio has shown that 0.6 parking space per suite ratio is an ideal parking space standard for our residents, staff and visitors. In part the reason for this parking ration is because most of our residents do not drive, (less than 20%) therefore we provide private van transportation for their use. The van is available to take the residents to places they need to visit, such as church, banks, medical offices, shopping areas, etc.

Additionally this parking ratio allows us to increase landscaping and open space areas on the site to create a better residential environment for our residents and adjacent property owners.

Classification	Current Standard 83 Spaces	Proposed Parking 77 Spaces
Assisted Living Rest Home	1space per every 4 beds = 34 spaces	0.69 Spaces per Suite = 85 spaces

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III. Overview and Summary

Existing Zoning:	O/I-1 with PD's 1621 & 2000-11-092.
Proposed Zoning:	Amend existing PD's to allow use of Rest Home
Land Area:	5.25 acres (228,126 sq ft)
Proposed Impervious Surface:	107,215 Sq. Ft. / 42.3%
Existing Use:	Undeveloped
Proposed Use:	124-suite retirement residence
Proposed Parking:	85 total spaces: 69 Open spaces 12 Garage spaces 4 accessible spaces

IV. JUSTIFICATION

We respectfully request consideration for a rezone to amend the PD's for the 5.24 acre site on the NW corner of Stonebridge Drive and Linkside Point Drive. This amendment to the PD's is sought to allow development of a 124 suite, retirement residence.

This site will provide a positive, quality, low impact addition to the local neighborhood as well as the greater community of McKinney.

This site is ideally suited for our senior housing use. It has close proximity to services such as shopping, recreation and medical needs while still being near established residential developments.

It is the intent of Hawthorn Retirement Group to utilize the rezoning process amending the PD's to address the use of this specific site. The adoption of this proposed rezone will allow Hawthorn Retirement Group the opportunity to develop a Rest Home / Congregate Care facility for seniors while providing assurance to the City of McKinney and the adjacent neighbors as to what will be developed on this site. This rezoning approval will allow for the development of a less intensive use that complements the surrounding development.

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This Hawthorn Retirement Group proposal is a component in meeting the changing demands and the current needs of seniors in McKinney and the surrounding community.

This project offers benefits, which include:

- Large open spaces and generous setbacks. Approximately 57% of the site will be landscaped open space providing large open spaces and ample setbacks to create a park-like setting, and help buffer neighboring properties.
- Quiet Senior Residential Use – The proposed retirement residence has 124 suites, which include studios, one bedroom, and two bedroom types.
- Low Traffic Generation – Our project will generate approximately 264 trips per day with less than 30 peak hour trips.
- Increases Local Tax Base – It is estimated that this project will contribute:
\$240,000 annually in taxes
\$750,000 annually in salaries and benefits to local staff
\$180,000 annually in additional local utility and service contracts
This project is privately funded and has no government assistance. This development will not receive tax credits.
- Low Impact on Public Services - Including parks, schools, libraries, and utility infrastructure and transportation systems.
- Fulfills Need for Retirement Housing - Our research has found that there is a high demand in the McKinney area for Hawthorn's unique retirement program. Recent reports by the HGAC have determined that the demand for senior housing outpaces development and will continue to increase in the coming years. This development would complement the other choices available in the area and allow seniors in McKinney to remain in or near the neighborhoods that they have enjoyed for many years.

V. CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a significant addition to the community of McKinney.

Thank you for your consideration.