

## **Fairfield McKinney Ranch Parkway**

### Letter of Intent

This zoning request is for a 12.441 acres mixed-use Planned Development District along McKinney Ranch Parkway. The site is currently undeveloped and sits directly across from the McKinney District-Wide Stadium and MISD Event Center.

The property is currently zoned RG-18 which allows multifamily residential use up to 24 units per acre. However, the proposed use of the land is for mixed-use development as we propose a mix of housing uses (single family attached townhomes and multifamily) and retail space. In furtherance of our commitment to the mixed-use nature of the project, the proposed PD Conditions include provisions requiring a minimum nonresidential square feet in order to proceed with residential uses.

The total number of proposed residential units approximately 358 units but no more than a density of 35 units per acre. Density and the mix of uses are the primary reasons why a straight zoning district would not satisfy the development needs for this existing project. With a demand for housing in this area, this development will provide much needed high-quality residential options. Additionally, this development will include a resident amenity center, fitness facility, business center, and a luxury swimming pool.