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December 7, 2020

City of McKinney
Planning Department
P.O. Box 517
McKinney, Texas 75069

Re: Letter of Intent supporting request for a PD zoning change for 12.64 acres located at the SEC of Virginia Parkway and Hardin Boulevard in the James Herndon Survey, Abstract 391, in the City of McKinney, Collin County, Texas (the “Property”)

Dear Planners:

This revised letter of intent incorporates the application for a PD zoning change submitted by me on behalf of the owner, McKinney Hardin 2 LLC, an Arizona limited liability company, on December 7, 2020, together with the information contained therein as follows:

1. The acreage of the Property is 12.641 acres as described in the Metes and Bounds description attached to the application. A Zoning Exhibit is submitted herewith.
2. The existing zoning for the Property is C2-Local Commercial district.
3. The Applicant requests that the Property be zoned PD-Planned Development with a base zoning of MF-3, Multiple Family Residential – Medium High Density district, modified according to the Planned Development Standards attached hereto that, among other matters, increase the density to 22 units per acre, increase the maximum height of structures, increase the landscape requirements and modify the required parking standards.
4. To support the request to rezone the Property for a multi-family use, the Applicant points to the fact that the requested multi-family use is consistent with the Urban Living place type for properties within the Established Community District under the McKinney 2040 Plan. The Property is ideally situated for multi-family with direct access to major thoroughfares on two sides and flood plain on the east. The subject property sits below the grade of the townhome development to the south and is screened by existing trees and heavy vegetation. No through streets into existing residential neighborhoods would be required. The topography of the site lends itself

to the placement of multiple residential structures with an orientation to Virginia Parkway. Additionally, there are no other multi-family developments within the immediately surrounding area.

5. To support the request to rezone the property from commercial to multi-family, the Applicant submits the following:
 - a. The subject property lies at the SEC of the intersection of Virginia Parkway and Hardin Blvd., both major thoroughfares. At that intersection, the NEC (consisting of 15.79 acres) is zoned for neighborhood business and currently has been developed as a WalMart neighborhood store with several additional in-line retail stores. Approximately 50% of the NEC site has been developed, leaving as many as 7-8 acres yet to be developed for retail or other commercial uses. The SWC (consisting of 14.79 acres) is zoned C2, commercial within which a site plan has recently been approved for a 7-11 convenience store on the corner and the balance of the SWC is being planned for retail pad sites and garden offices. The abundance of existing retail and available/planned commercial development on those corners exceeds 30 acres, which is more than adequate to provide neighborhood services to the immediate geographical area. Deploying the subject 12.64 acres for commercial uses would create an oversaturation of commercial uses at that intersection likely resulting in an unsustainable commercial environment in the future.
 - b. The subject property is the least accessible and most difficult of the commercial corners to develop for retail/commercial uses. The effective usable acreage within the property, after accounting for reclamation under the City's ordinances, is approximately 7-8 acres, with approximately 650 feet of frontage along Virginia Parkway and 475 feet of frontage along Hardin Blvd. No more than a single curb cut will be allowed along either Virginia Parkway or Hardin Boulevard, no median break will be permitted in Hardin Blvd and only one median break exists to serve the property in Virginia Parkway. The property falls to the east toward the flood plain with the usable area of the site being recessed below the street grade along Virginia Parkway. The configuration of the useable acreage does not lend itself to a typical in-line retail development (too deep) and the lack of multiple access points along the adjacent street restricts the internal circulation required for other types of successful commercial uses.
6. The Applicant proposes to limit the height of any building within 100 feet of the southern boundary line of the Property to three (3) stories not to exceed 42 feet; the balance of the buildings shall be limited to four (4) stories not to exceed an elevation of 650 feet msl (an elevation equal to 50 feet above the grade of the curb located on the southeast corner of the intersection of Virginia Parkway and Hardin Boulevard

that is 605 feet msl). To support the request to increase the height of the buildings, the Applicant points to the depressed grade of the Property compared to the right-of-way of Virginia Parkway, which should allow the project to maintain a scale similar to a three (3) story project when viewed at street grade. Further, the grade of the subject property is depressed compared to that of the townhome development to the south and shares a common boundary with significant trees and vegetation which provide significant screening of a three (3) story building. A concept plan with proposed building locations and associated heights is provided for informational purposes only.

7. To support the request to reduce the required parking spaces to one space per bedroom plus 0.20 parking space per unit, the Applicant points to the multiple recently approved variations to the required parking in recognition of the market-driven parking standards for similar multi-family projects in McKinney and the surrounding area.
8. The Applicant proposes to increase the minimum required landscaping coverage within the street yards along both Virginia Parkway and Hardin Blvd. from 15% to 30% with an emphasis on flowering species such as crepe myrtles and other varieties as enhancements required to qualify for a PD.
9. The Applicant requests an appearance before the Planning and Zoning Commission and the City Council at the earliest possible dates.

In the event that any other information is required for this Letter of Intent, please refer to the application filed herewith.

Very truly yours,



Robert H. Roeder