



February 27, 2014

Ron Lustig
Bungalow Company
733 Creek Valley Court
Allen, TX 75002

RE: CASE #13-242SP - Approval of a Site Plan for a Multi-Family Development, Being Fewer than 2 Acres, Located on the Northeast Corner of Chestnut Street and Walker Street

Dear Mr. Lustig

On February 25, 2014, the Planning and Zoning Commission approved the site plan for a multi-family development, which was received by the Planning Department on February 17, 2014. The approval is conditioned as follows:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant received approval of a Design Exception for a carriage style garage door.

Prior to the issuance of a building permit:

3. The applicant revise the site and landscape plan to show a minimum 5' radius on both sides of the private drive at the Walker Street connection.
4. The applicant revise the elevations to remove the "painted brick" callouts for the brick columns.
5. The applicant revise the site and landscape plan to reference the lot as Lot 1, Block A of the Walker-Chestnut Addition.

Please submit a compact disk containing .PDF files of all of the plans needing revisions to the Planning Department, Attention Brandon Opiela.

As part of a continuing effort to improve service to applicants, the Planning Department is asking applicants to complete and return the enclosed survey. Please include any comments or suggestions on how we can provide better service to applicants.

If you have questions about the approval of this item, please contact the Planning Department at 972-547-7409.

Sincerely,

A handwritten signature in blue ink that reads "Katherine Wright". The signature is written in a cursive style with a large initial 'K'.

Katherine Wright
Planning Technician

cc: Jeff Harris, Plans Examiner
Karen McCutcheon, Senior Planning Technician
Dana Stillwell, Project Expeditor

Enclosures

Standard Conditions for Site Plan Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a building permit.

- Approval of building permit plans by the Chief Building Official.
- Approval of architectural building elevations, in accordance with Appendix G-2 (Section 8. Building Design Standards) of the Zoning Ordinance, by the Director of Planning.
- Approval of grading and drainage plans by the City Engineer.
- Approval of public improvement construction plans by the City Engineer.
- Approval of utility construction plans by the City Engineer.
- Approval of an associated record plat or minor plat if the property is currently unplatted.
- Final location of fire hydrants be subject to review and approval by the Fire Marshal.
- The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.
- Payment of impact fees in accordance with Ordinance 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.
- All signage is to comply with the current Sign Ordinance of the City of McKinney, and as amended. Final location of all signage, as well as the dimension and construction specifications, be subject to review and approval by the Chief Building Official, under separate permit.

Prior to the issuance of a Certificate of Occupancy (C.O.):

- The applicant provide any additional easements as determined necessary by the City Engineer.
- The associated plat for the subject property be filed for record with the County Clerk.

PLANNING DEPARTMENT SERVICE SURVEY

Applicant: Ron Lustig Staff Contact: Brandon Opiela

Project: 500 N. Chestnut Case #: 13-242SP

The Planning Department consistently strives to provide quality, professional service to our applicants. In an effort to evaluate and improve our service, we ask that you answer the following questions and fax this survey to 972.547.2604 (attention: Director of Planning). **Your responses are valued and appreciated!** Please check the box of the answer that best describes your opinion on the topic.

		<i>Unacceptable</i>	<i>Acceptable</i>	<i>Excellent</i>	<i>N/A</i>
Customer Service	How would you rate your staff contact's level of professionalism and courtesy toward you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	How would you rate the other City departments' (Fire, Engineering, Building Inspections, etc.) level of professionalism and courtesy toward you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teamwork	How would you rate your staff contact's ability to work with you to find a resolution to the issue(s) discovered through the processing of your case?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	How would you rate the other City departments' ability to work with you to find a resolution to the issue(s) discovered through the processing of your case?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expertise	How would you rate your staff contact's knowledge of the City's policies and procedures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	How would you rate the other City departments' knowledge of the City's policies and procedures?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Communication	How would you rate your staff contact's ability to clearly communicate the City's policies and procedures to you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	How would you rate the other City departments' ability to clearly communicate the City's policies and procedures to you?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	How would you rate your staff contact's ability to return your calls and/or emails within one business day?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	How would you rate the other City departments' ability to return your calls and/or emails in a reasonable amount of time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

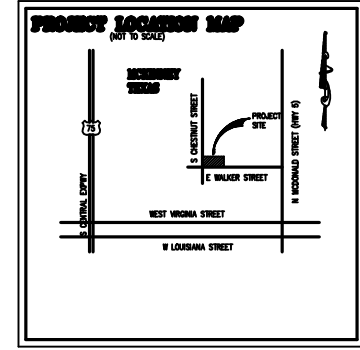
Please expand on responses provided above and/or provide comments on how we can better serve our applicants here: _____

JR ROSE DEVELOPMENT. The designs represented by these plans are copyrighted and subject to copyright infringement protection as an "Architectural Work" under 17 U.S.C., Sect. 102 known as the Architectural Works Protection Act of 1990. Unauthorized use of these plans (including form and arrangement of spaces), data, and other aspects of the design will subject the infringer to damages and/or judicial action as provided by Federal Law.

LEGAL DESCRIPTION
 500 N CHESTNUT STREET, LOT 1E&F, BLOCK 80
 MCKINNEY ORIGINAL DONATION
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

- GENERAL NOTES:**
1. LOT COVERAGE: 46% FLOOR AREA RATION: 0.89
 2. STRUCTURE TOTAL FLOOR AREA: 1,300 ACSQFT/1,589 CVRDSQFT
 3. STRUCTURE HEIGHT: 26'-6 1/2" ABOVE AVERAGE GRADE
 4. 2 COVERED GARAGE PARKING SPACES PER UNIT PROVIDED
 5. NO PARKING WILL BE ALLOWED ON WALKER AND WILL BE SIGNED AS SUCH
 6. TRASH PICKUP WILL BE HANDLED ALONG CHESTNUT DRIVE WITH TOTES FOR EACH UNIT.
 7. ZONING: MCKINNEY TOWN CENTER (DOWNTOWN CORE)
 8. UNIT: 1,250 ACSF, 1,692 C'VRDSF, PORCH: 100 SF
 9. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING.
 SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.
 10. ALL REQUIRED LANDSCAPE SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 11. ZONING: MTC(MCKINNEY TOWN CENTER)
 12. ONE (1) PARKING SPACE PER UNIT REQUIRED, TWO (2) PROVIDED

13. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
14. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
15. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



Drawn By:
 Jason R. Rose
Preparation Date:
 June 6, 2013
Revisions:

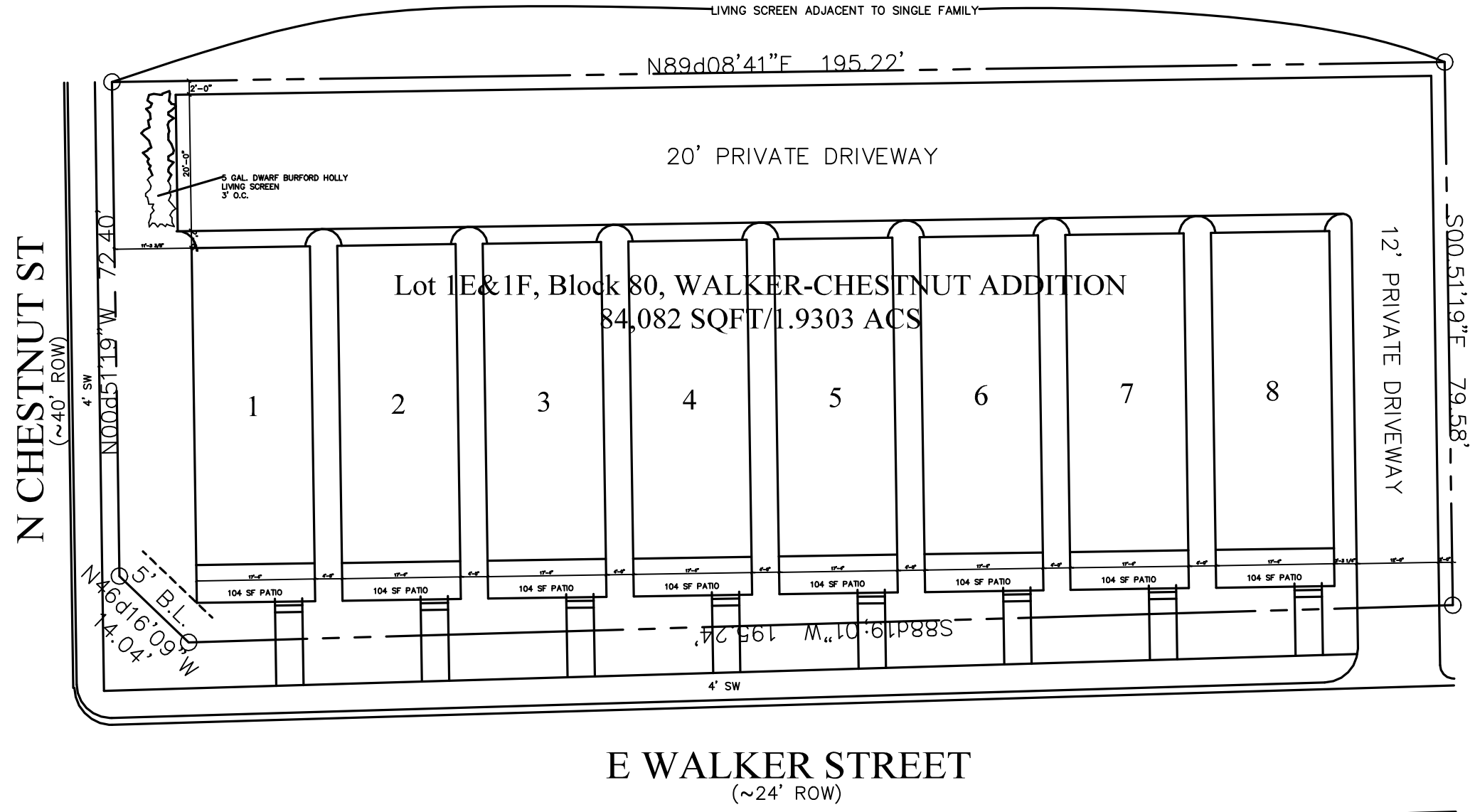
Notes:

500 N CHESTNUT
 MCKINNEY TEXAS



JR ROSE
 ARCHITECTURE
 (214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
 AS



01 ARCHITECTURAL SITE PLAN
 SCALE 1"=20'-0"

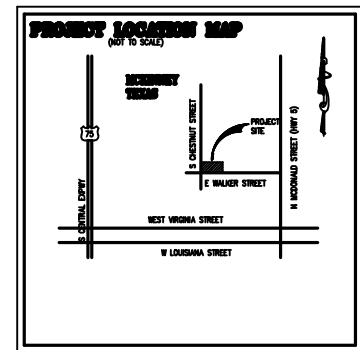
RECEIVED
 By Kathy Wright at 2:33 pm, Feb 17, 2014

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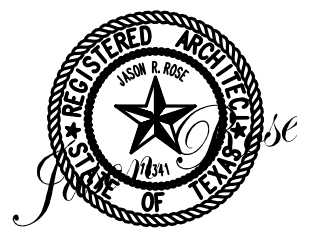
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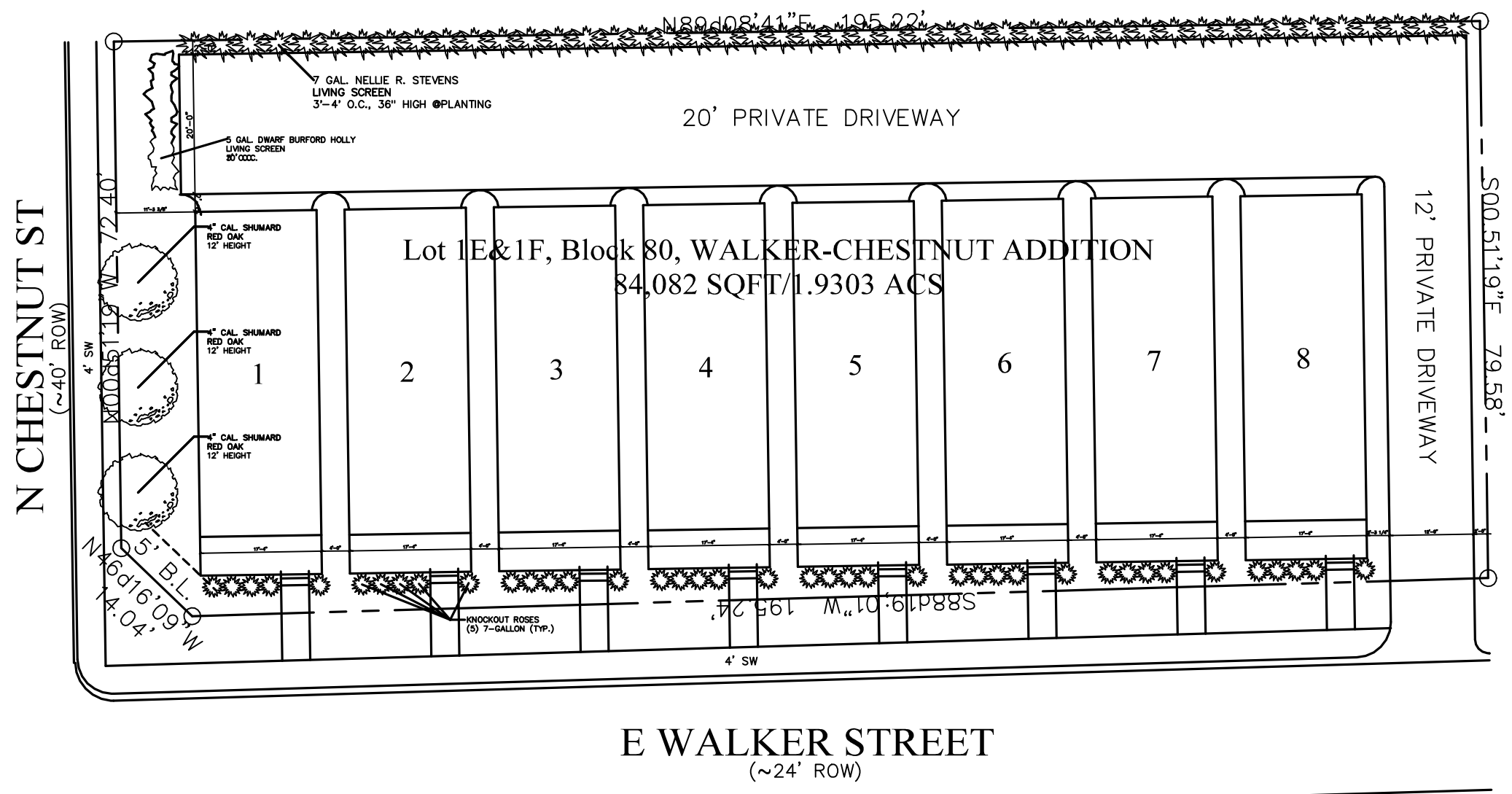
Drawn By:
 Jason R. Rose
Preparation Date:
 June 6, 2013
Revisions:

Notes:

500 N CHESTNUT
 MCKINNEY TEXAS



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01 LANDSCAPE PLAN
 SCALE 1"=20'-0"

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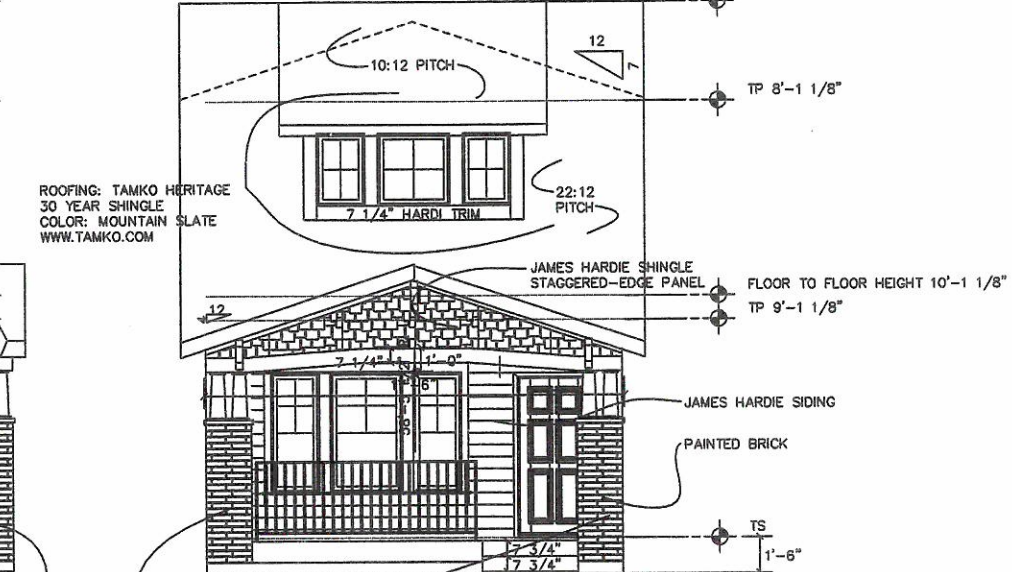
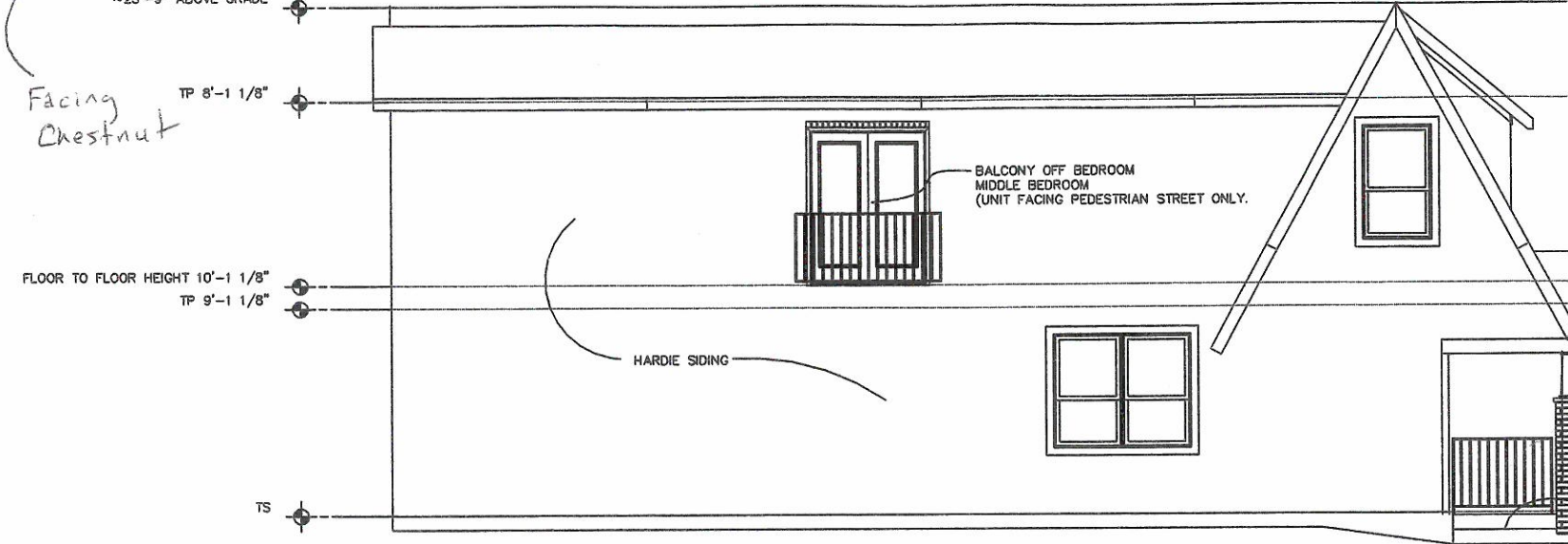
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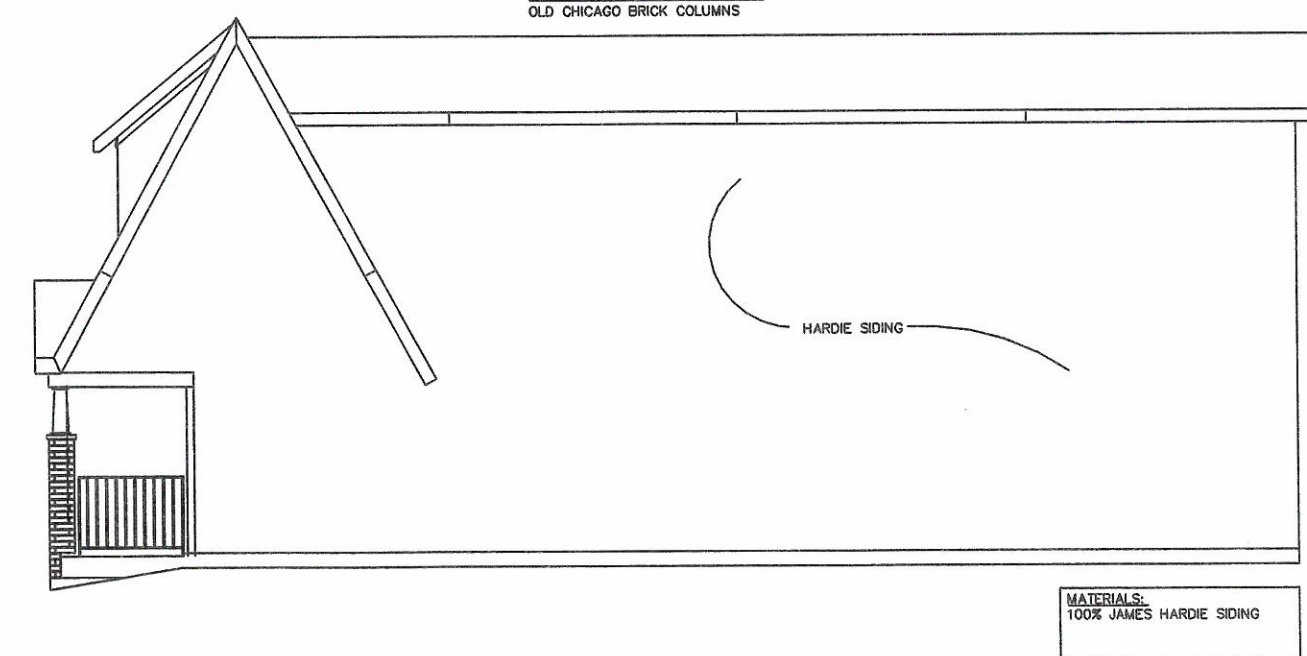
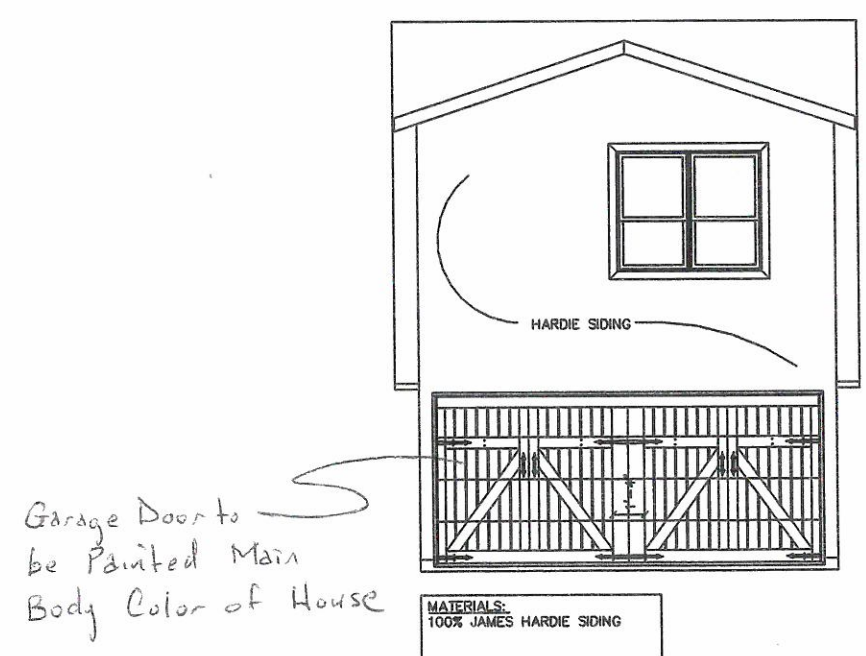
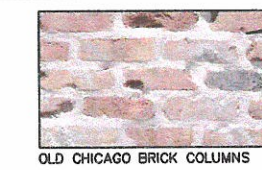
Color palette for siding and trim:

- Downing Stone SW 2821
- Sheraton Sage SW 0014
- Eastlake Gold SW 0009
- Craftsman Brown SW 2835
- Renwick Rose Beige SW 2804
- Birdseye Maple SW 2834
- Roycroft Pewter SW 2848
- Pearl Gray SW 0052

~23'-9" ABOVE GRADE



Trim Color = Classical White SW 2829



Drawn By: Jason R. Rose
Preparation Date:
Revisions: REFLECTS MODEL CHANGES
Notes: APPROVED FOR CONSTRUCTION

500 N CHESTNUT
MCKINNEY TEXAS



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SHEET A2