

# MCKINNEY VILLAGE at the Medical District

*A Walkable Mixed-Use Community Anchored by the Medical Center of McKinney and Collin Higher Education Center*

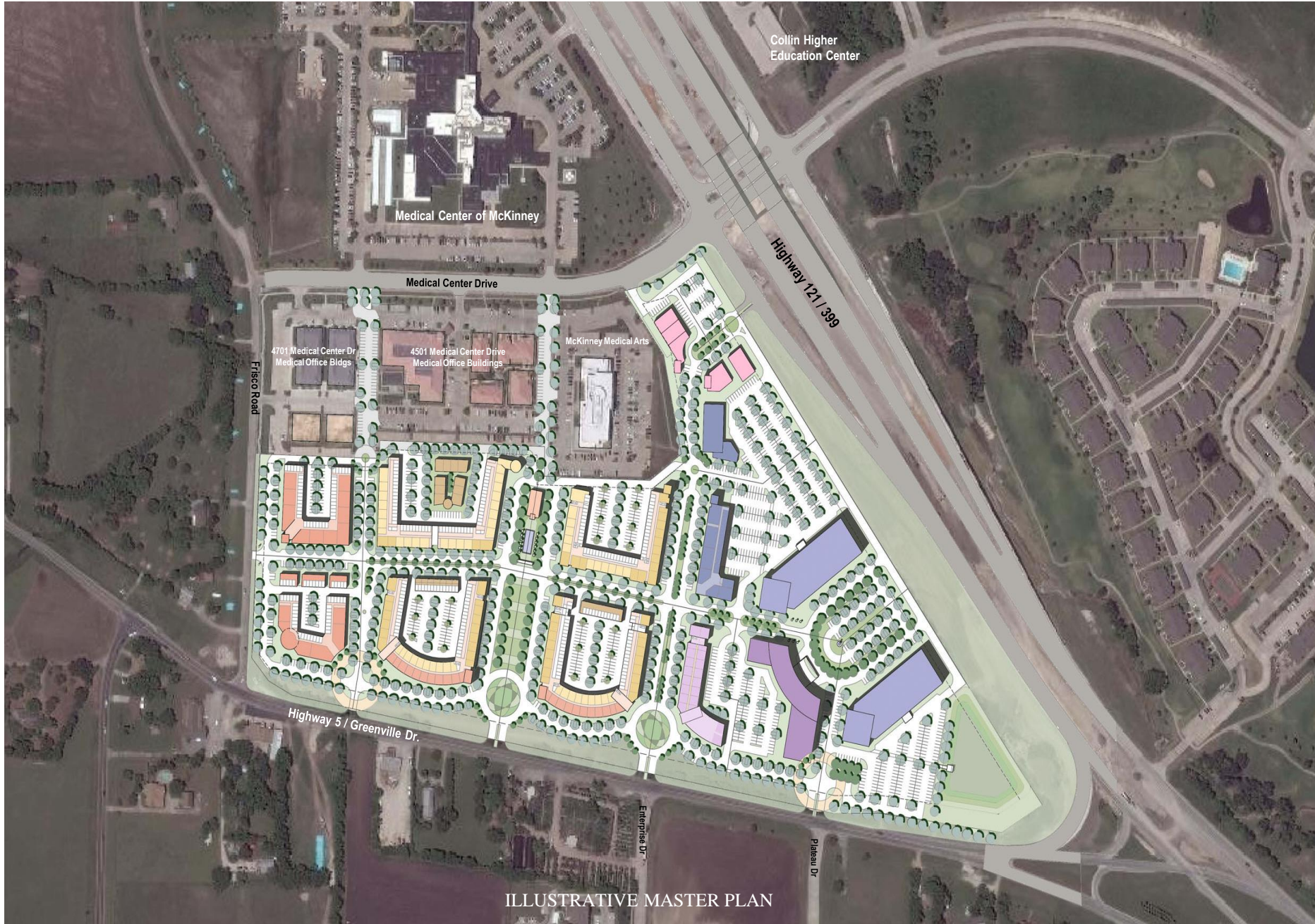


## Planning and Zoning Commission

November 14, 2017







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BIRD'S EYE VIEW OF CENTRAL COMMERCIAL AREA AND OFFICE BUILDINGS





BIRD'S EYE VIEW OF CENTRAL OPEN SPACE and PHASE TWO RESIDENTIAL





Recently Completed Retail

Recently Completed Urban  
Residential and Townhomes





View of Community Hall and Urban Streetscape



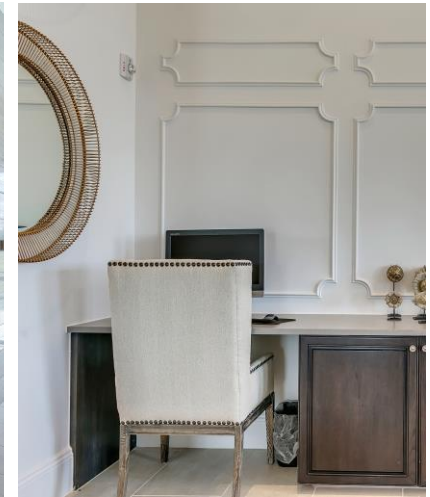


Views of Pool Terrace, Fitness, and Grilling Lounge

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Views of Veranda, Community Hall, Leasing and Business Center

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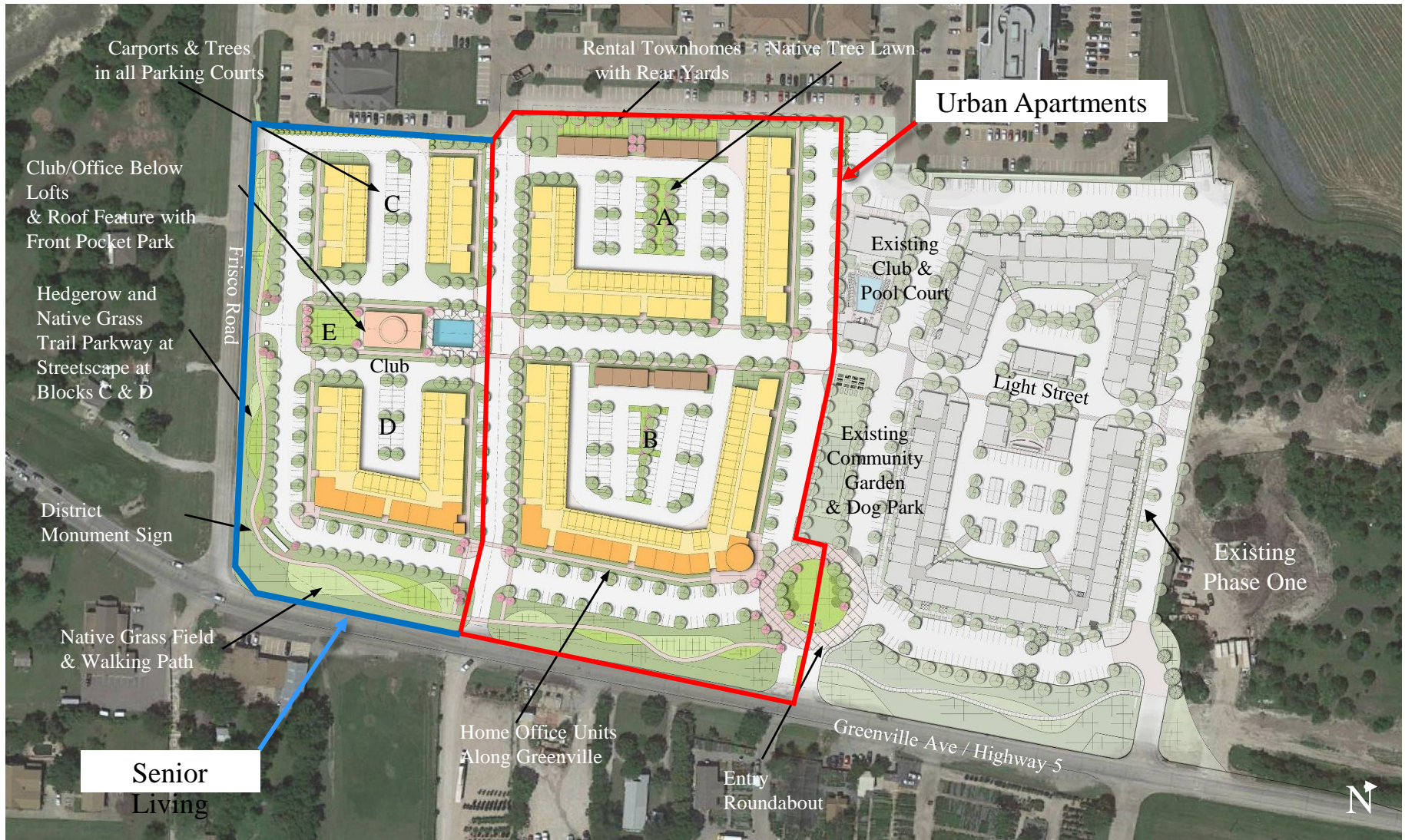
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Views of Unit Interior Finishes





## Proposed Phase Two Plan

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# Zoning Request

1. Update PD to reflect current Meritorious Exceptions granted to earlier phase
2. Incorporate current Architectural and Site Standards (existing PD is prior standards)
3. New enhancements to the current PD conditions based on lessons learned





# Meritorious Exceptions Previously Allowed

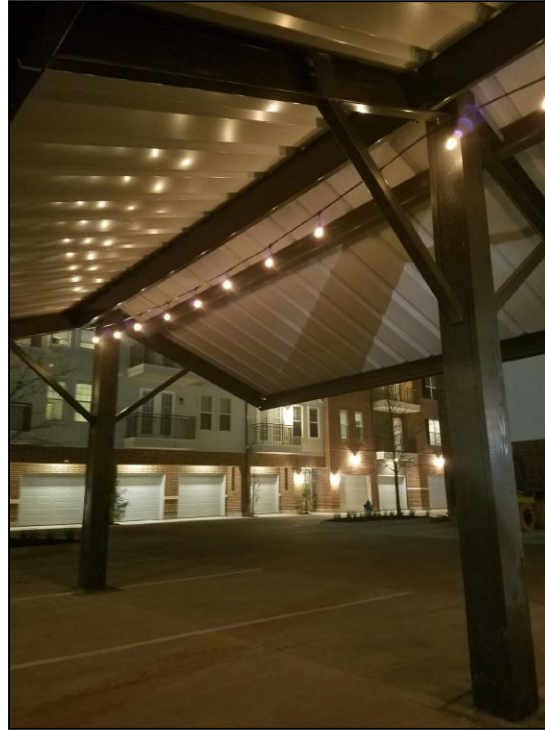
- Fiber cement plank, board, and trim area allowed as an exterior element on the non-masonry portion of the building façade and in a manner that generally appears like painted wood products.
- Integral color, split-faced concrete masonry units allowed as an acceptable masonry material on the masonry portions of the building and in a manner that generally appears like cut, coursed, rough stone in base conditions and accent conditions.
- Projecting architectural design features such as bay windows, sun porches, balcony stacks, etc do not have to run the full height of the elevation to create visual interest.
- Fiber cement panels are allowable as primary cladding on roof chimneys





# Meritorious Exceptions Previously Allowed

- All covered surface parking may be constructed of steel frame with gabled standing seam steel roofs, and steel columns clad in painted wood Elevated parking structures are also allowable, so long as any garage elevation wider than 40 feet within immediate public view is finished with conforming architectural colors or materials as the main multi-family structures.



Current carports in Phase 1.



## Current PD Conditions -- Parking

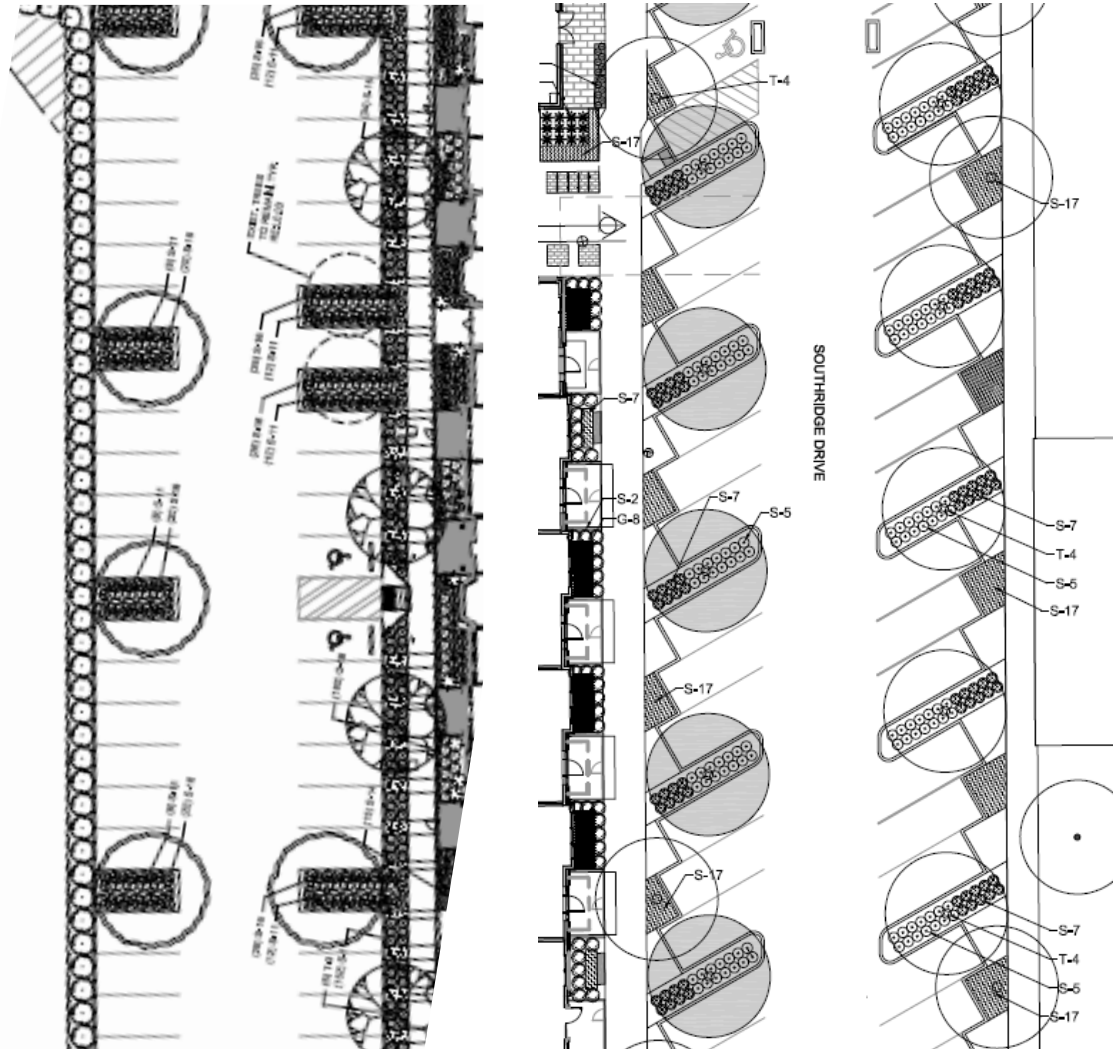
- Head-in parking on private streets
- “Tuck under” spaces in ground level garages
- Interior parking courts
- No screening from public thoroughfares shall be required of any openings in interior parking courtyards or head-in parking along private streets.





# Request

- Requested Parking: (1) space per bedroom plus 3 spaces per 1000 sf for any common facility and management office.
- (Current requirement is 1 parking space per unit plus 0.5 space per each bedroom.)



## Current Parking Requirement

Leads to fewer street trees, more spaces, to keep parking courts smaller

## Desired Parking Requirement

Less requirement leads to more street trees



# Current PD and Requests

- Multifamily developments shall not be required to be gated.
- Screening wall shall not be required for any perimeter condition of any block
- Each primary street facing elevation of each building longer than 5' shall be finished with at least 50% masonry. Non street facing primary elevations of each building longer than 5' shall be finished with at least 30% masonry. Facades shorter than 5' shall not have such requirement.



Existing Phase 1 Facade



Bird's eye view of central open space



# Request

- All units to have access to the outdoors through a porch, balcony, or balconette. If a porch is provided, it is to be at least 25 square feet in area. If a balcony is provided, it is to be at least 20 square feet in area. A balconette shall be a railing mounted to the front of a double door interior swing assembly to the unit.
- Sidewalk stoops to ground level covered unit patios are not required to have a covering/roof structure



Current outdoor porches and balconies and trees





# Request

- Multifamily development shall be limited to a minimum of 25 units per **NET** acre, and a minimum of three stories

