



Cabré & Associates
Development & Engineering Consultants

September 6, 2021

Mrs. Jennifer Arnold, AICP
Director of Planning
City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, TX 75070

RE: 21.7349 acres of land composed of Tracts 24, 49 and 52, sheet 1 in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas

Dear Mrs. Arnold,

Attached please find the PD (RE)Zoning Request Submittal for the three subject properties. The properties are located at 4000, 4008 and 4202 W. University Dr. (about 1,000 ft. west of Hardin Blvd.). The properties are currently zoned C – Planned Center District, PD – Planned Development District, RG-18 General Residence District, BG – General Business District and CC – Corridor Commercial Overlay District.

A. Use

A development currently named 380 North Retail and Multi-Family (MF) is proposed for these properties. As the name suggests, the development comprises of a retail/office component (about 8.7155 acres), as well as multi-family housing (about 13.0195 acres). Per the ONE McKinney 2040 Community Plan adopted in 2018, both tracts of land are located within the Professional Center designated as Medical District. Said district, with Baylor, Scott & White Medical Center as its anchor, intends to provide jobs in the fast-growing health care industry, locations for medical facilities and their support services and housing options for the people who work in these facilities.

More specifically, the three tracts are located in the Professional Campus placetype within the Medical District. This placetype intends to attract medical oriented businesses that would typically support major hospitals. The retail portion of the proposed development addresses part of the Professional Campus' needs. However, the multi-family portion is not included in the Professional Campus intended uses. As part of this application, we are seeking flexibility in the City's community plan's use standards.

The surrounding areas of the subject tracts of land, within the Medical District, are mostly designated as either Suburban or Urban Living. These placetypes intend to provide either single-family or additional housing choices for healthcare professionals working in the Medical District. The design and density of Urban Living developments should create a walkable, pedestrian friendly environment. Said placetypes also envision the inclusion of non-residential development consistent with the Neighborhood Commercial placetype in appropriate areas in order to support the suburban or urban residential development types.

The proposed development fully complies with the spirit and intent of what the City of McKinney ("City") has envisioned for this Medical District. Per the ONE McKinney 2040 Community Plan, the Medical District will evolve as a multi-use health District with a mix of medical, commercial,

business, institutional and residential uses in a supportive built environment. Recognizing the need for flexibility, the City's plan acknowledges in its Land Use & Development Overview that the use of placetypes is to provide *flexibility in the zoning process* (emphasis added) by allowing market forces to drive locations of supporting land uses and to give an additional level of flexibility so that transition zones between placetypes shift to better accommodate increasing or decreasing demand in specific product type. These unique approaches to McKinney's Land Use element provide flexibility for the City to take advantage of changing market trends while protecting the community from potential incompatibilities between development types. The placetypes are intended to create a synergy between the different types. Hospitals and medical facilities benefit from supporting retail and housing enabling the quality-of-life guiding principle of "live, work, eat and play". The proposed project 380 North Retail & MF will supply just that, needed urban living residential units as well as retail that supports those new residents.

Furthermore, it is important to keep in mind that this project is part of a much bigger, extremely successful, development in the four corners of the intersection of Hardin and 380 (West University) (See Exhibit B Four Corners Site Plan). These projects are 380 Crossing @Headington Heights in the NEC, 380 Town Centre in the SEC, 380 Commons @ Headington Heights in the SWC, and 380 Village in the NWC. Together, they are and will provide current and future workers of nearby Baylor Scott and White Medical Center and Raytheon Campus (among others) with office space, retail (including Costco), fitness club, movie theater and restaurants.

The proposed development also complies with the majority of the criteria that would make this development compatible with the City's Medical District Land Use Diagram. The project:

- a. Helps McKinney achieve the Comprehensive Plan's Vision and Guiding Principles: The proposed project provides key elements to the Medical District like urban living residential units for healthcare professionals working in the area, and retail space for supporting businesses like chiropractors, dentists, salons, restaurants, etc.
- b. Advances the District's intent: The proposed project provides location for medical facilities, retail space for supporting services and housing options for the people who work in these facilities.
- c. Demonstrates compatibility with the District's identity and brand: One of the Medical District's goal is to provide a "live, work, eat and play" environment for its residents and healthcare professionals. The proposed project will enable walkable access between its housing and the supporting services.
- d. Includes uses compatible with the Land Use Diagram: The proposed project includes space for medical facilities and also for supporting services as well as urban housing, all uses included in the Medical District Land Use Diagram.
- e. Strengthens connections to activity centers within the District: One of the main anchors of the Medical District is the nearby Baylor, Scott and White Medical Center. Another important one is the even closer Raytheon Campus. Both have expressed big interest on the proposed project due to the lack of appropriate urban living alternatives for their workforce.
- f. Creates a positive fiscal impact for the City through the timeframe of the plan (2040): The proposed project will definitely bring a positive economic impact for the City through the added sales taxes, etc. with new structures that can provide housing and retail for the next twenty years.

- g. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities: The proposed project can be accommodated by existing public infrastructure and facilities, the new infrastructure to be built within the development will be funded by the development.

For all the reasons stated above, we seek flexibility on the allowed use of Professional Campus per the ONE McKinney 2040 Community Plan to include supporting retail and multi-family housing.

B. Zoning

To accommodate the proposed commercial (approx. 51,750 square feet of space) and multiple family residential uses (270 units), we are requesting a zoning district change to PD - Planned Development District and CC – Corridor Commercial Overlay District as described on the Code of Ordinances' Sections 146-112 and 146-108. This new PD will have approximately 13.0787 acres of multiple family residential and about 8.5761 acres of local commercial development. The PD will also require exceptional quality and/or innovative design elements to be detailed during the site plan application process.

We request this PD zoning district with the following amendments to the typical development standards, instead of straight zoning, because there is no current district that can accommodate all the proposed mixed-uses and typical development standards,

The following amendments to the typical development standards are requested:

1. Section 146-30 Vehicle Parking

- a. Subsection (1) Parking Requirements, Dwellings, multiple family, reduce the enclosed parking space requirement from 50% of the units to 30% of the units as allowed in section 146-130(2)(f)(v).

The current site plan envisions all enclosed parking spaces to be in stand alone buildings. With a proposed 270 units, 232 parking stalls are required to be enclosed. We don't have the space to accommodate the 232 stalls, enhanced amenities and pedestrian access that the market is requiring in a successful development. For these reasons we request the required percentage be reduced from 50% to 30%.

2. Section 146-132 Fences, walls, and screening

- I) Subsection (3) b. The entry way portion only does not have to follow the multiple family residential developments outside of the MTC McKinney town center zoning district shall provide and maintain a six-foot tall masonry screening wall along all side and rear property lines.

This part of the property contains the main driveway that connects the property to W. University Dr. On both sides of this drives the commercial lots are located. In order to achieve an aesthetically pleasing entry to the whole development we request that the screening requirement for this segment of the property be waived.

3. Section 146-139 Architectural and site standards

- a. Subsection (f)(2) c. 5., increase the story limitation from two stories in height to three stories in height.

In order to accommodate the 270 units, with all the required and proposed enhanced amenities, three story buildings are necessary. For this reason, we request the story limitation be increased from two stories in height to three stories.

4. Appendix F Schedules

- a. Section F-1 – Schedule of space limits

- i. Maximum density (dwelling units per gross acre) increase from 20 to 21

The proposed 270 units in the 13.0195 acres tract result in a density of 20.73 units per acre. This is the reason we request this small increase.

The proposed development will greatly contribute to the goals set by the City for the Medical District by providing needed urban living housing options and retail space for medical facilities and other supporting services. Therefore, we respectfully request the zoning district change as well as a flexible application of the approved placetype uses.

Thank you for your consideration,

Applicant:



Carlos I. Cabré, P.E.
President
Cabré & Associates, LLC

Developer:



Mr. R. Eric Seitz
President
McKinney 380 South Retail Ltd.