



16-973

TITLE: Consider and Discuss the Updated Renderings for the Proposed Mixed-Use Development (Nine-Acre Site), Located at the Southeast Corner of Davis Street and Tennessee Street

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: October 3, 2016

DEPARTMENT: Planning

CONTACT: Samantha Pickett, Planning Manager
Brian Lockley, AICP, Director of Planning
Michael Quint, Executive Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

- Discuss and provide direction for the elevations of the project based on the updated renderings.

ITEM SUMMARY:

- On August 16, 2016, City Council tabled the site plan and façade plan request for the Downtown McKinney Blocks A&B (Nine-Acre Site) project in order to allow the applicant to revise the elevations based on Council and public comments.
- Based on the feedback from City Council, the applicant hosted an open house meeting on September 15, 2016 to present updated renderings of the project to the public. Those renderings are now being presented to City Council for additional feedback.

BACKGROUND INFORMATION:

- Columbus Realty Partners, Ltd. has worked with staff to develop a land plan for the redevelopment of the approximately nine-acre site that would include new residential, commercial and office uses in a planned compact and pedestrian-walkable design.

- As part of Columbus Realty Partners, Ltd. land plan, the following elements are proposed to be included within the development:
 - 45,000 square feet of Office Uses;
 - 20,000 square feet of Retail Uses (with the potential for up to 12,000 square feet to be Office Uses);
 - Approximately 329 Residential Dwelling Units;
 - 319 public parking spaces (on-street and in structured parking), with an additional deed restricted approximate 125 parking spaces available on nights/weekends;
 - First phase of the development provides a mixture of retail and residential uses; and
 - Includes the construction/extension of two public streets.
- Per the agreement, construction must commence no later than January 15, 2017.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Updated Renderings](#)
[Public Response to Renderings](#)
[Previous Elevations](#)
[Previous Site Plan](#)
[Previous Landscape Plan](#)
[PowerPoint Presentation](#)