

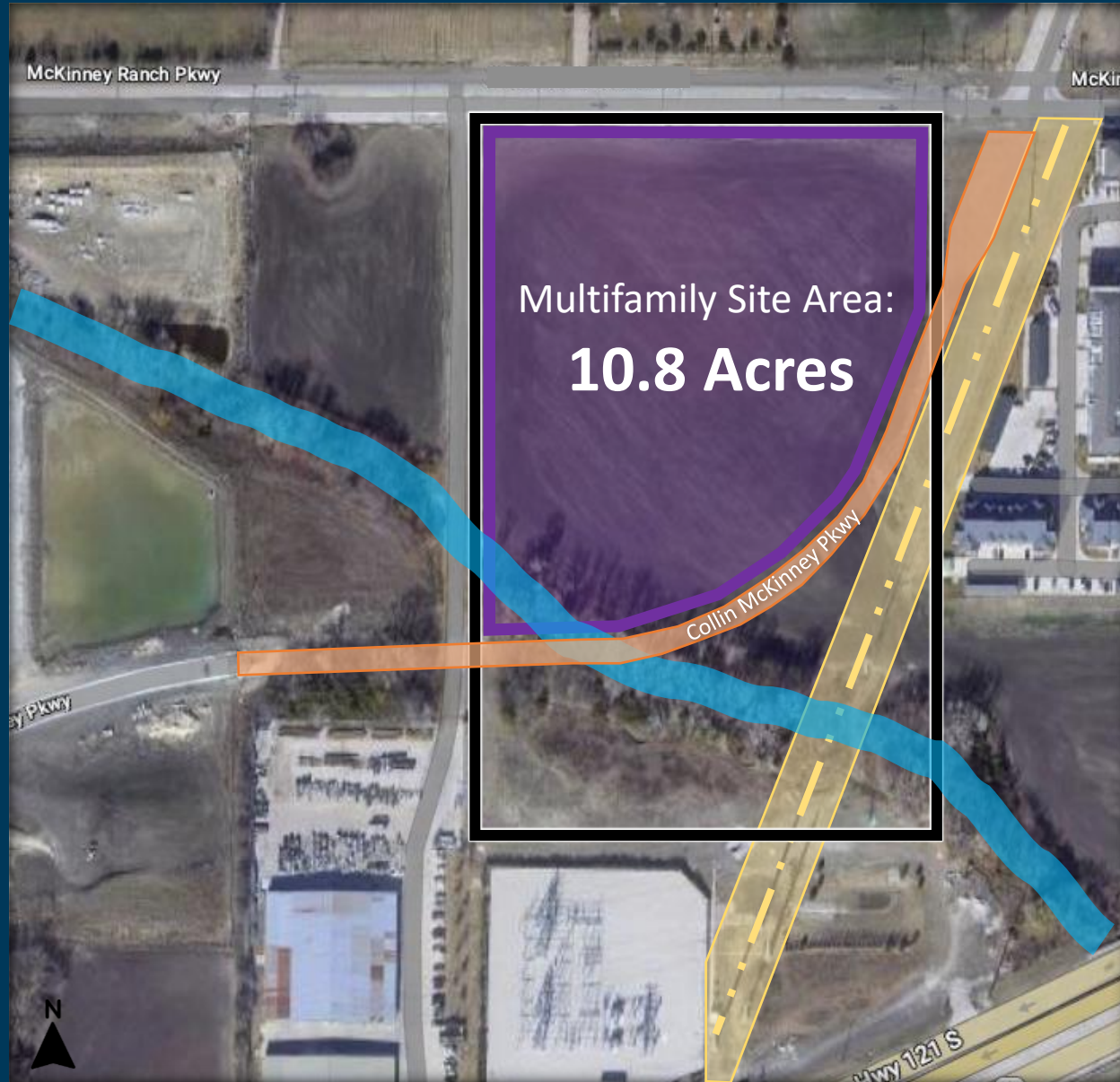
McKinney Ranch Parkway

City Council Public Hearing

March 19, 2024



SITE OVERVIEW: CHALLENGES



Site Boundary



Collin McKinney Parkway Extension



Transmission Line Easement



Sloan Creek



Multifamily Site Area

SITE OVERVIEW: NEED FOR PD



Across 18-acres, the proposed 350-unit multifamily project would amount to 19 units per acre (UPA), well under the MF30 zoning district's allowable 30 UPA *(at left)*.

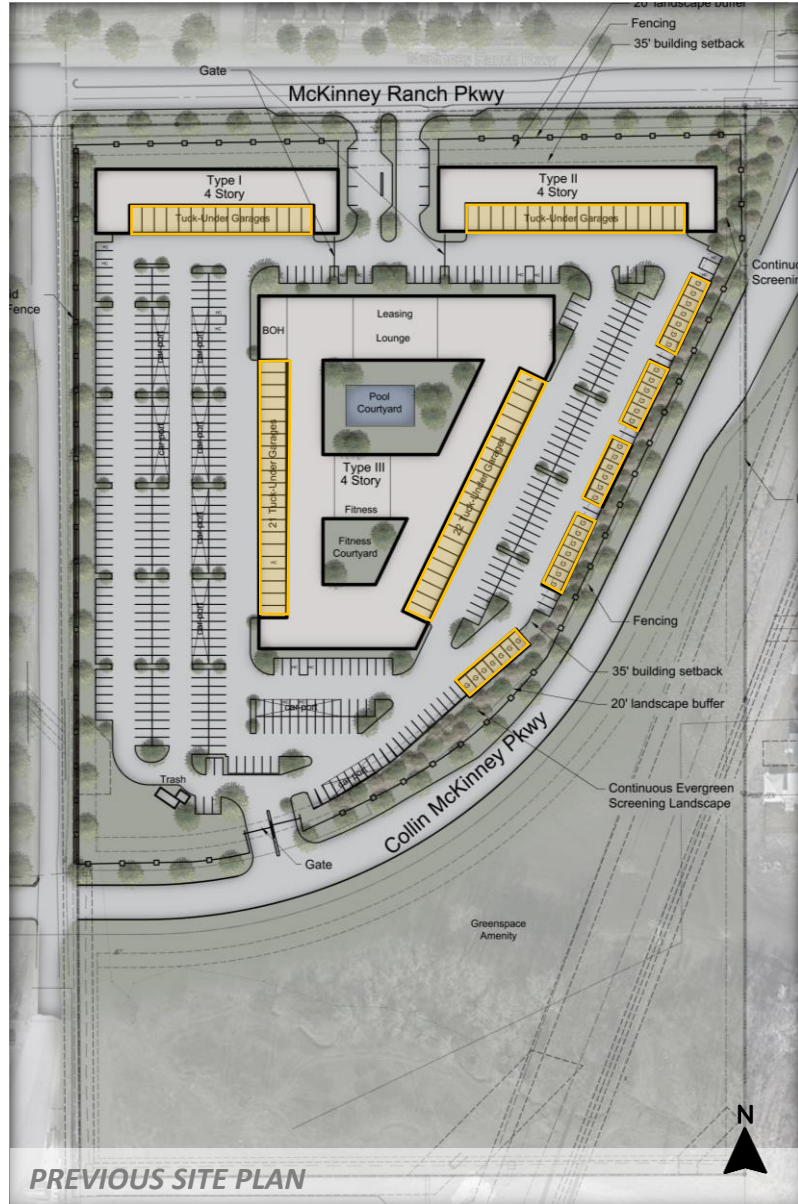
However, as a key community benefit of this proposed project, Collin McKinney Parkway will be extended through the site, dividing the 18-acre parcel into two separate lots *(at right)*.

As a result, the density calculation on the northern lot is artificially inflated from 19 UPA to 32 UPA.

Formation of a PD allows for a high-quality project, with the extension of Collin McKinney Parkway and the creation of a 5.8-acre community recreation area.



PROPOSED PD REVISIONS: SITE PLAN IMPACT



PREVIOUS SITE PLAN

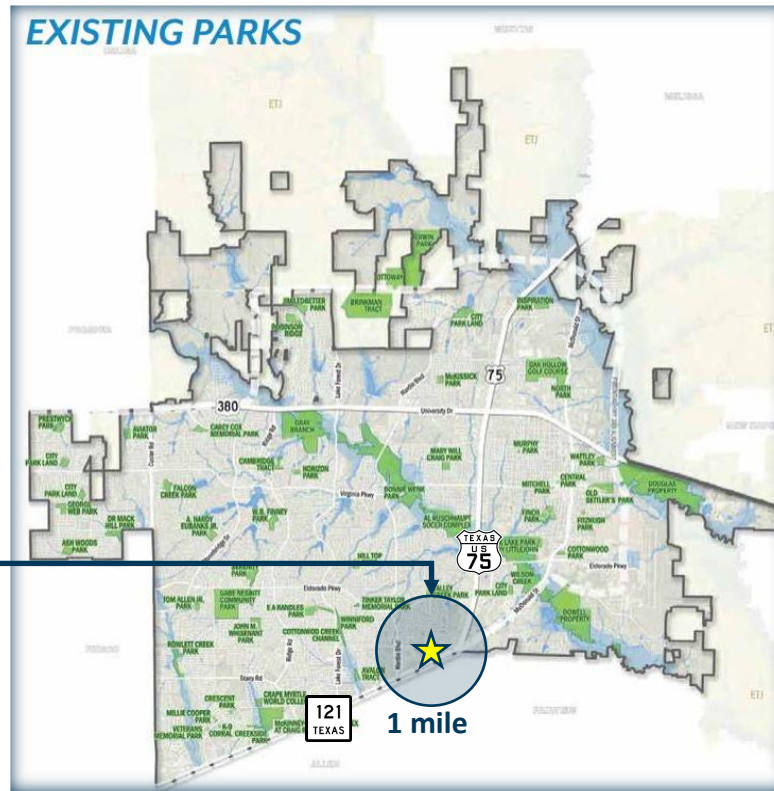
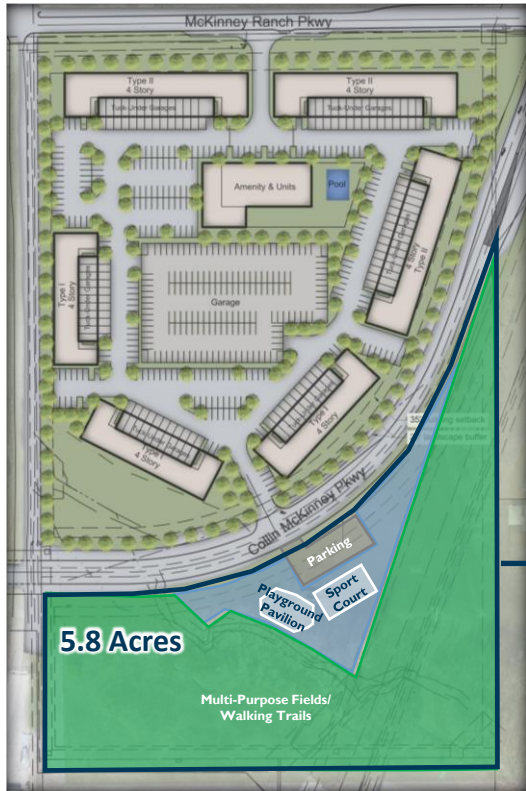
Previous PD	City Council Feedback	Updated PD
1.6 spaces/unit	Parking below MF30 code	2.0 spaces/unit
n/a	"Sea of Parking"	Structured parking required
n/a	Garage doors visible from the street	Multiple buildings line the perimeter
n/a	1BR unit mix too high	Garage doors cannot orient towards street
n/a	1BR unit mix too high	Max. 55% 1BR units
Max. 385 units	Number of MF Units	Max. 350 units
Min. 5 amenities	-	Min. 7 amenities on northern lot
n/a	-	Min. 2 amenities on southern lot
<p>The proposed PD requires 9 total amenities for this development (MF30 base code requires 5).</p>		



REVISED SITE PLAN

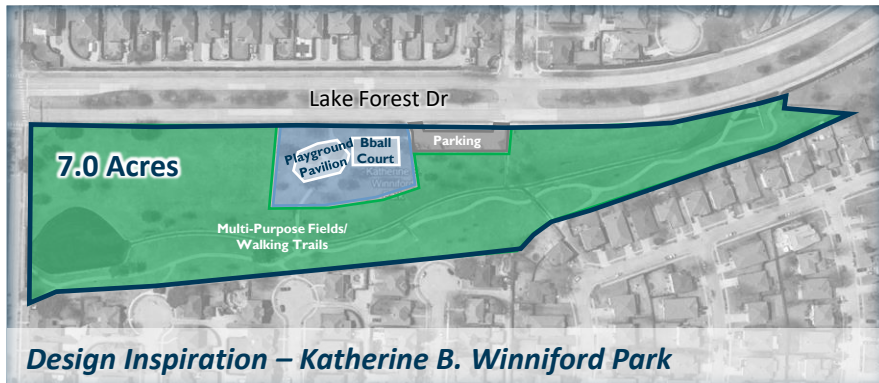
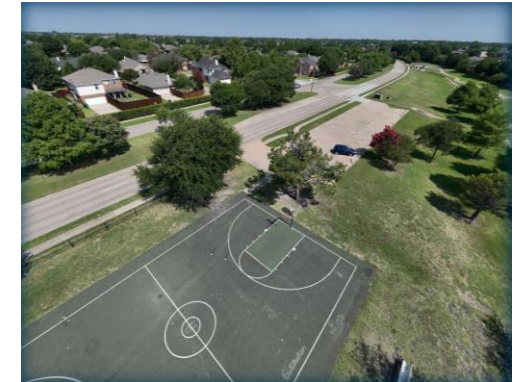
Community Recreation Area:
5.8 Acres

COMMUNITY RECREATION AREA: PROPOSED AMENITIES



McKinney is home to 30+ neighborhood parks, none of which are located within a mile of the proposed development.

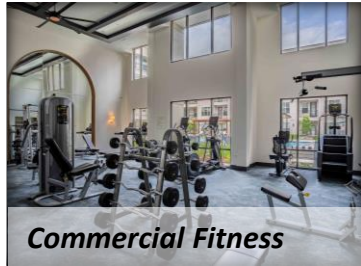
In addition to the 7 amenities on the northern multifamily lot, the proposed PD includes 2 amenities for the lot south of Collin McKinney Parkway, establishing a recreation area for the surrounding community.



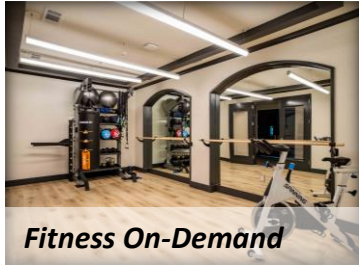
AMENITY HIGHLIGHTS



Resort-Style Pool



Commercial Fitness



Fitness On-Demand



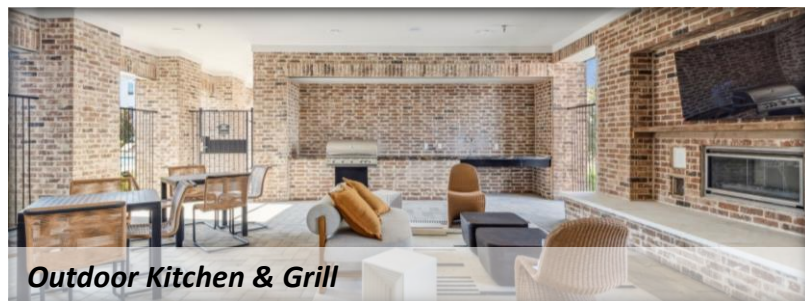
Golf Simulator



Co-Working Lounge



Club Kitchen & Lounge

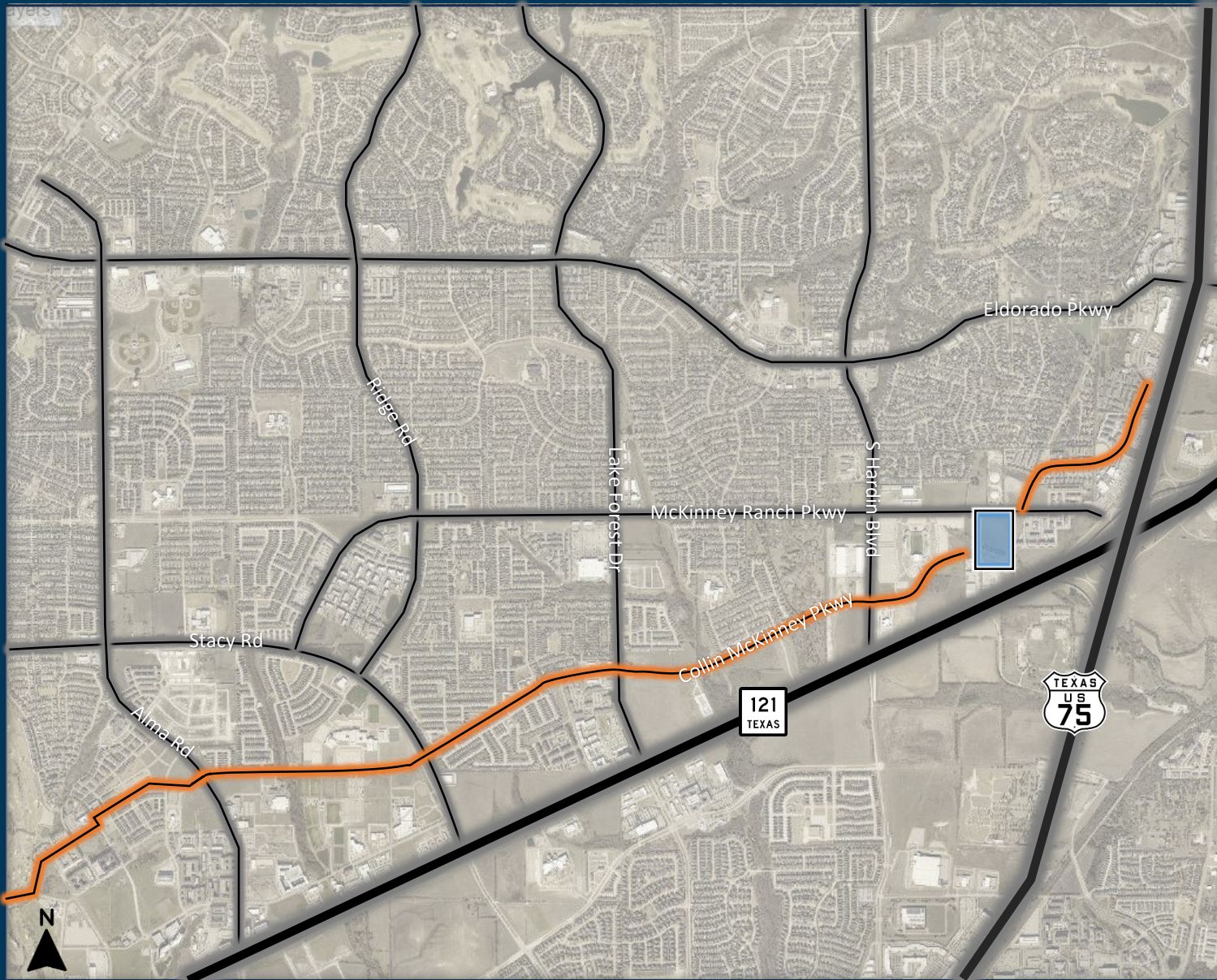


Outdoor Kitchen & Grill



Outdoor Gathering Spaces

COLLIN MCKINNEY PARKWAY: OVERVIEW



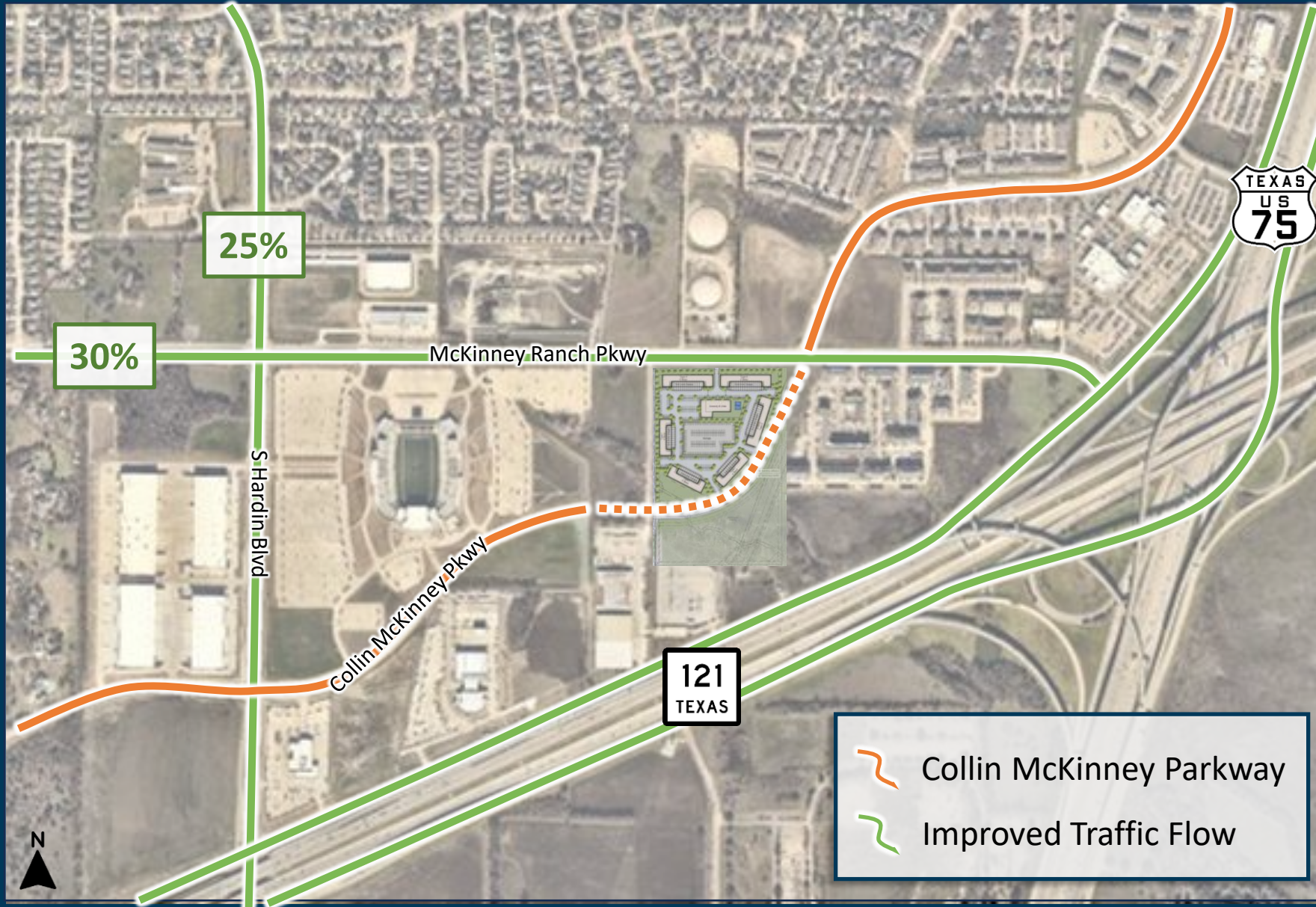
Collin McKinney Parkway
Existing/ Under Construction



Site Boundary

This development results in the construction of the final undeveloped stretch of Collin McKinney Parkway, completing the arterial connection from Craig Dr. to Custer Rd.

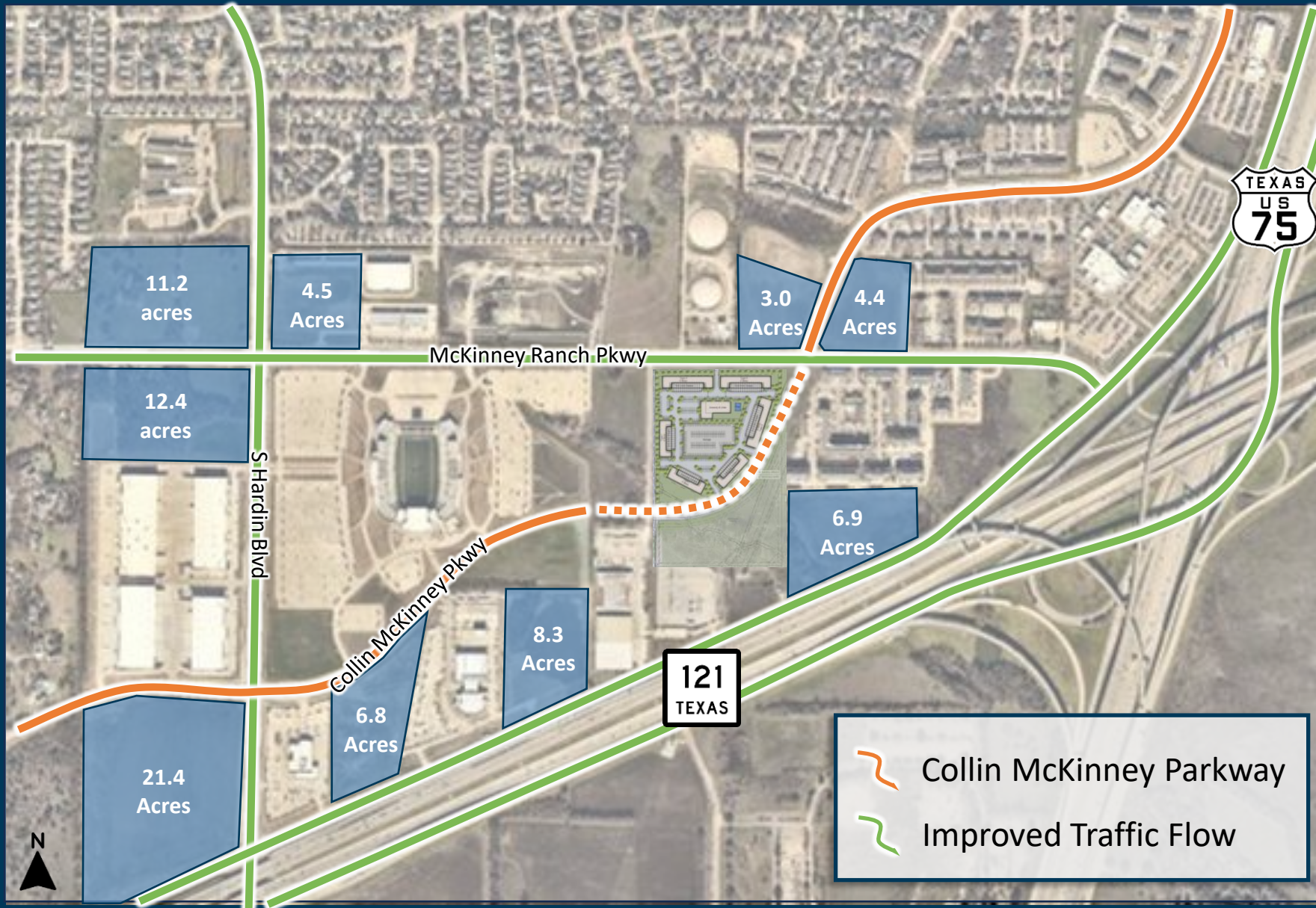
COLLIN MCKINNEY PARKWAY: LOCAL BENEFITS



KEY BENEFITS:

- ~\$2.5M investment in McKinney infrastructure provided by Developer
- Significantly improves local traffic
 - 30% traffic reduction along McKinney Ranch Parkway
 - 25% traffic reduction along S Hardin Boulevard
- Reduces congestion on US 75 & SH 121
- Provides enhanced ingress & egress for large special events at McKinney ISD Stadium

COLLIN MCKINNEY PARKWAY: FUTURE BENEFITS



Within ½ mile of Site, there are nearly 80 acres of vacant commercial land.

Completion of Collin McKinney Parkway provides increased vehicle capacity and improved connectivity that will help foster future development of these vacant commercial parcels.



**APPENDIX:
SITE ADJACENCIES**

