

I. Letter of Intent

Endeavor Real Estate Group is requesting to rezone a parcel of land located at 3300 McKinney Ranch Pkwy from R43 – Residential Estate (previously RED-1) to a PD zoning with a base MF-30 zoning.

The site at 3300 McKinney Ranch Pkwy is central to many new developments in McKinney, including but not limited to: The JW Marriot Craig Ranch, Sloan Corners, Sunset Amphitheatre, Kalahari Resort, Cannon Beach, and the expansion occurring at McKinney's Regional Airport. These developments are all job creators which will increase the already strong demand for housing in McKinney.

Our PD requests two variances from the standard MF-30:

- The first of these adjustments is an adjacency buffer reduction from 20' to 5' for the portions of the site adjacent to the multifamily development to the west, and the municipal use to the east. The site geometry is very long and narrow, creating a challenge to fit parking, fire lanes and buildings while still adhering to the 20' buffer on both sides. Making this adjustment will allow for the site to be properly parked while continuing to respect the 20' buffer where the site abuts single family uses to the western and northern borders.
- The second adjustment is to increase the density to 33 units per acre. When we approached site planning, we looked for the most efficient and pleasing design by identifying building clusters with parking surrounding each structure. We do this to create efficient and desirable property designs for our residents. After designing the buildings and associated parking the density surpassed the density cap according to the MF-30 standards. The requested adjustment is minimal but allows for the site to be holistically designed site.