



May 17, 2023

City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

RE: *Site Plan*
Cotton Mill Redevelopment
+/-32.10 Acres, City of McKinney, Texas

To Whom It May Concern:

Kimley-Horn and Associates, Inc. respectfully submits the attached site plan package for the City of McKinney's review. The subject property is approximately 32.1 acres located at the southeast corner of the intersection of Highway 5 and Elm Street. The property is zoned MTC – McKinney Town Center district, and is owned by Cotton Mill Partners LTD.

The proposed project involves replatting and development of multiple blocks of vacant single-family lots, along with the redevelopment of Lot 1, Block 1 of the Cotton Mill Addition. The site plan includes multi-family apartment buildings, artist lofts, office buildings, and recreational space for public use.

This site plan requires off-site utility improvements, off-site roadway extensions, replatting, right-of-way vacations and dedications, and variances to the existing MTC zoning requirements.

A portion of the Property falls within the Cotton Mill Edge that has a three-story height limitation. A variance is being requested to extend the Cotton Mill Core westward between Anderson Street and Burrus Street to accommodate a four-story office building and portions of two multi-family buildings.

Within the Cotton Mill Core, including the area within the extension requested above, a variance to increase building heights is requested to allow (i) a five-story urban multi-family building that wraps a structured parking facility proposed to be constructed in Phase 1 and (ii) three seven story urban multi-family buildings that have five stories of apartments on top of two-story parking podiums proposed to be constructed in Phases 2-4. The building for which the five-story building height variance is requested is bounded on the east by Puckett Street, the DART right-of-way and major industrial developments and is otherwise interior to the Project, being more than 350 feet from the closest single-family residences to the south. The southernmost two multi-family buildings for which a height variance to allow seven stories (two stories of podium parking with five stories of apartments on top) is requested are located no less than 140 feet from the nearest single family residences to the south and are shielded from view primarily by three story townhomes proposed to be constructed along Burrus Street as part of the Project, as well as a six foot fence with canopy trees proposed to be constructed along the southern boundary line of the Project. A Perspective Study by O'Brien Architects is enclosed that provides both a sight line exhibit and renderings of views from the upper floor of the multi-family buildings onto the single-family residences and from the single-family residences to the buildings. As depicted in the study, the visual impact of the proposed buildings for which this variance is sought is

greatly mitigated by the fence, canopy trees and townhomes that will be constructed between the single-family residences and the referenced buildings. The third multi-family building for which a height variance to allow seven stories (two stories of podium parking with five stories of apartments on top) is requested is interior to the Project and shielded on the west by a proposed four-story office building. The distance from Amscott Street on the western edge of the Project to this building is in excess of 250 feet. This Project is designed as a high-density, mixed-use development that incorporates the current elements of the historic Cotton Mill creating a sustainable focal point for live, work, play in the southeastern sector of McKinney. The requested height variances will allow those structures to accommodate up to approximately 1,200 apartments that are necessary to create a critical mass of on-site residents who will support the on-site office, restaurant and retail proposed within this mixed-use project.

With this Site Plan, we are requesting the following Design Exceptions:

- 1) Primary entrances are required to be along priority A streets. There is no available priority A street on this lot. Primary entrance is located on a priority B street.
- 2) Primary entrances are required to be along priority A streets. There is no available priority A street on this lot. Primary entrance is located facing the service street along the central paseo between the multifamily buildings, maintaining clear view of the cotton mill public areas.
- 3) All frontages of parking structures located on pedestrian priority A and B streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25'. Parking structure is lined with residential units.
- 4) All frontages of parking structures located on pedestrian priority A and B streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25'. Parking structure is screened with perforated metal panels with openings mimicking the architectural language of the residential facades above.
- 5) Relief from at least 80% of each façade facing pedestrian priority A and B streets being externally finished by no more than 2 materials on any single façade. Façade faces a priority A street.
- 6) Relief from at least 80% of each façade facing pedestrian priority A and B streets being externally finished by no more than 2 materials on any single façade. Façade faces a priority B street.
- 7) Relief from all building facades of residential buildings fronting pedestrian priority A streets shall have transparent windows covering at least 30% of each such façade. Façade faces a priority A street.
- 8) Drive isles not allowed on priority A streets. Entrance/Exit into garage are designed on a priority A street.
- 9) All frontages of parking structures located on pedestrian priority A and B streets shall be lined by active commercial uses on the ground floor to a minimum depth of 25'. Parking structure is screened with perforated metal panels with openings mimicking the architectural language of the office facades above. Storefront windows are used along priority A and B streets to further hide parking garage structure and maintain a commercial feel to pedestrians.
- 10) All ground floor office building facades along all pedestrian priority A streets shall have transparent storefront windows covering no less than 65% of said façade area. All parking garage openings on ground level are covered with storefront windows along the priority A street.
- 11) All ground floor office building facades along all pedestrian priority B streets shall have transparent storefront windows covering no less than 65% of said façade area. All parking garage openings on ground level are covered with storefront windows along the priority B street.

- 12) Relief from the residential transition standards requiring a maximum height of two stories within 25 ft of existing single family detached residential uses. 6ft fence will not be provided at this location.
- 13) Relief from the residential transition standards requiring a maximum height of two stories within 25 ft of existing single family detached residential uses. 6ft fence will be provided to screen the artist lofts from the single family residential.
- 14) Building is closer than 5' of the proposed ROW or Property Line.
- 15) Exceeds maximum height allowed by Cotton Mill Core zone.
- 16) Reduction in landscape setback from 20' to 10' at western side of office – 2 Parcel

If you have any questions regarding the submittal package, please contact me at (972)-770-1370 or jonathan.kerby@kimley-horn.com.

Sincerely,

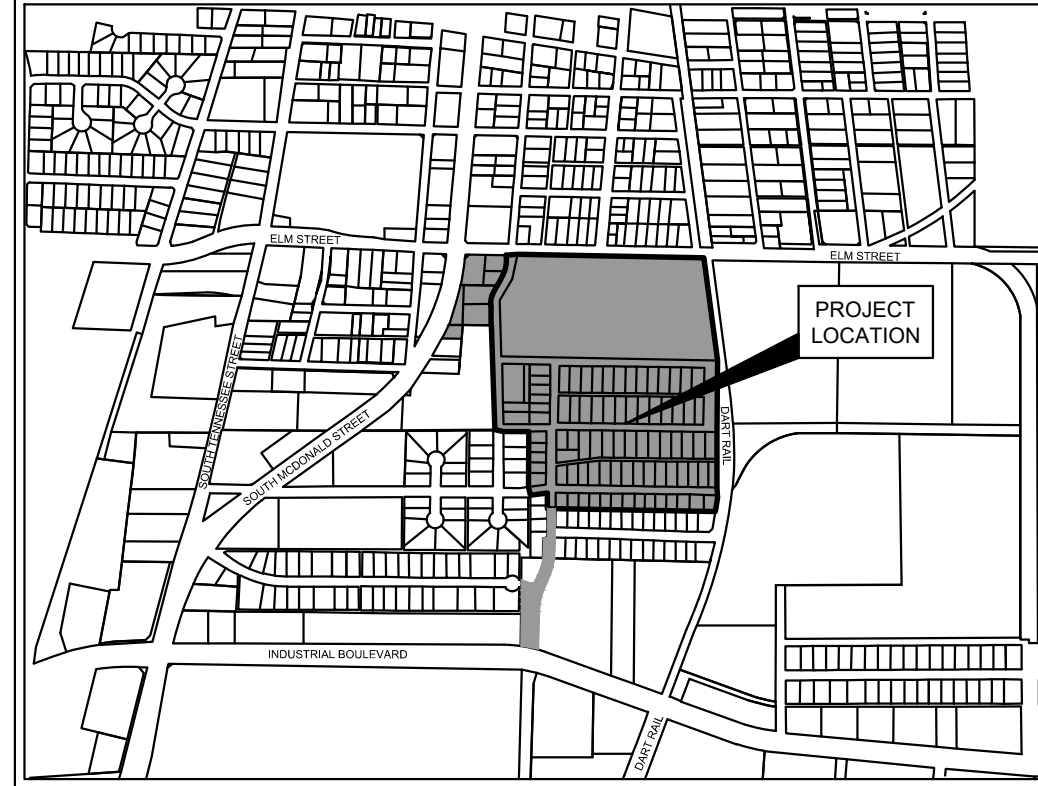
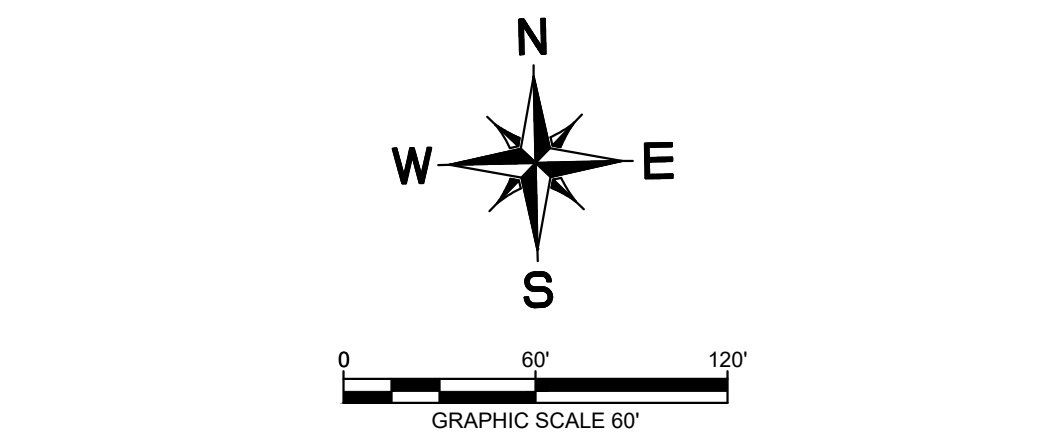
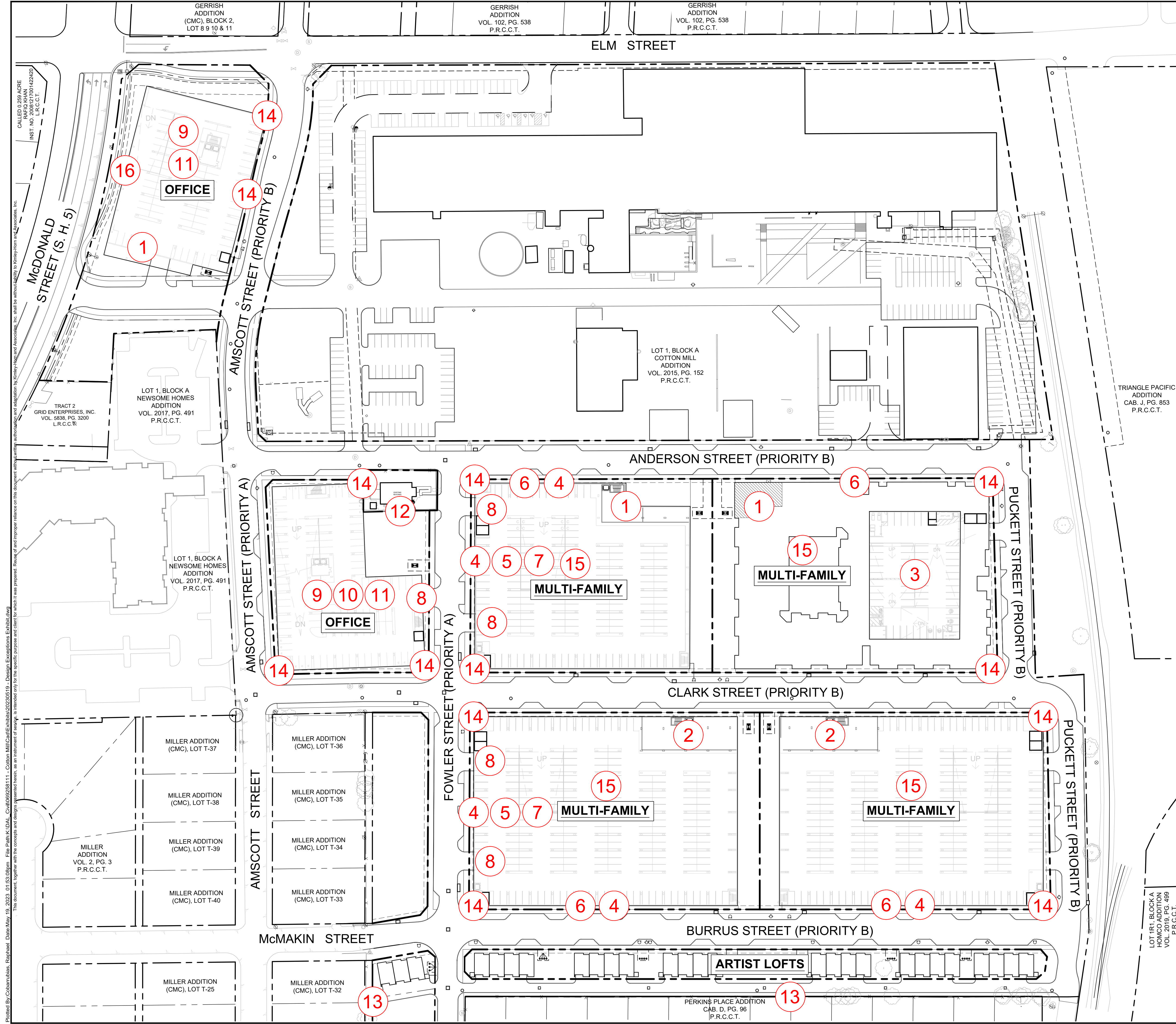


Jonathan Kerby, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.

Attachments:

- Site Plan
- Landscape Plan
- Façade Plan
- Tree Mitigation Plan
- Preliminary Utility Plan
- Preliminary Drainage Plan
- Parcel Information
- ROW Exhibit
- Design Exceptions Exhibit



VICINITY MAP
N.T.S.

DESIGN EXCEPTIONS KEY

- 1 PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. THERE IS NO AVAILABLE PRIORITY A STREET ON THIS LOT. PRIMARY ENTRANCE IS LOCATED ON A PRIMARY B STREET.
- 2 PRIMARY ENTRANCES ARE REQUIRED TO BE ALONG PRIORITY A STREETS. THERE IS NO AVAILABLE PRIORITY A STREET ON THIS LOT. PRIMARY ENTRANCE IS LOCATED FACING THE SERVICE STREET ALONG THE CENTRAL PASSEY BETWEEN THE MULTIFAMILY BUILDINGS, MAINTAINING CLEAR VIEW OF THE COTTON MILL PUBLIC AREAS.
- 3 ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY A AND B STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. PARKING STRUCTURE IS LINED WITH RESIDENTIAL UNITS.
- 4 ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY A AND B STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. PARKING STRUCTURE IS SCREENED WITH PERFORATED METAL PANELS WITH OPENINGS MIMICKING THE ARCHITECTURAL LANGUAGE OF THE RESIDENTIAL FACADES ABOVE.
- 5 RELIEF FROM AT LEAST 80% OF EACH FAÇADE FACING PEDESTRIAN PRIORITY A AND B STREETS BEING EXTERNALLY FINISHED BY NO MORE THAN 2 MATERIALS ON ANY SINGLE FAÇADE. FAÇADE FACES A PRIORITY A STREET.
- 6 RELIEF FROM AT LEAST 80% OF EACH FAÇADE FACING PEDESTRIAN PRIORITY A AND B STREETS BEING EXTERNALLY FINISHED BY NO MORE THAN 2 MATERIALS ON ANY SINGLE FAÇADE. FAÇADE FACES A PRIORITY B STREET.
- 7 RELIEF FROM ALL BUILDING FACADES OF RESIDENTIAL BUILDINGS FRONTING PEDESTRIAN PRIORITY A STREETS SHALL HAVE TRANSPARENT WINDOWS COVERING AT LEAST 30% OF EACH SUCH FAÇADE. FAÇADE FACES A PRIORITY A STREET.
- 8 DRIVE ISLES NOT ALLOWED ON PRIORITY A STREETS. ENTRANCE/EXIT INTO GARAGE ARE DESIGNED ON A PRIORITY A STREET.
- 9 ALL FRONTAGES OF PARKING STRUCTURES LOCATED ON PEDESTRIAN PRIORITY A AND B STREETS SHALL BE LINED BY ACTIVE COMMERCIAL USES ON THE GROUND FLOOR TO A MINIMUM DEPTH OF 25'. PARKING STRUCTURE IS SCREENED WITH PERFORATED METAL PANELS WITH OPENINGS MIMICKING THE ARCHITECTURAL LANGUAGE OF THE OFFICE FACADES ABOVE. STOREFRONT WINDOWS ARE USED ALONG PRIORITY A AND B STREETS TO FURTHER HIDE PARKING GARAGE STRUCTURE AND MAINTAIN A COMMERCIAL FEEL TO PEDESTRIANS.
- 10 ALL GROUND FLOOR OFFICE BUILDING FACADES ALONG ALL PEDESTRIAN PRIORITY A STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FAÇADE AREA. ALL PARKING GARAGE OPENINGS ON GROUND LEVEL ARE COVERED WITH STOREFRONT WINDOWS ALONG THE PRIORITY A STREET.
- 11 ALL GROUND FLOOR OFFICE BUILDING FACADES ALONG ALL PEDESTRIAN PRIORITY B STREETS SHALL HAVE TRANSPARENT STOREFRONT WINDOWS COVERING NO LESS THAN 65% OF SAID FAÇADE AREA. ALL PARKING GARAGE OPENINGS ON GROUND LEVEL ARE COVERED WITH STOREFRONT WINDOWS ALONG THE PRIORITY B STREET.
- 12 RELIEF FROM THE RESIDENTIAL TRANSITION STANDARDS REQUIRING A MAXIMUM HEIGHT OF TWO STORIES WITHIN 25 FT OF EXISTING SINGLE FAMILY DETACHED RESIDENTIAL USES. 8FT FENCE WILL NOT BE PROVIDED AT THIS LOCATION.
- 13 RELIEF FROM THE RESIDENTIAL TRANSITION STANDARDS REQUIRING A MAXIMUM HEIGHT OF TWO STORIES WITHIN 25 FT OF EXISTING SINGLE FAMILY DETACHED RESIDENTIAL USES. 8FT FENCE WILL BE PROVIDED TO SCREEN THE ARTIST LOFTS FROM THE SINGLE FAMILY RESIDENTIAL.
- 14 BUILDING IS CLOSER THAN 5' OF THE PROPOSED ROW OR PROPERTY LINE.
- 15 EXCEEDS MAXIMUM HEIGHT ALLOWED BY COTTON MILL CORE ZONE.
- 16 REDUCTION IN LANDSCAPE SETBACK FROM 20' TO 10' AT WESTERN SIDE OF OFFICE - 2 PARCEL

Kimley»Horn		2600 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TX 75080 PHONE: 972-702-1300 WWW.KIMLEY-HORN.COM © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TYPE Firm No. 828
KHA PROJECT 069258111	DATE 05/17/2023	SCALE: AS SHOWN DESIGNED BY: RAC DRAWN BY: RAC CHECKED BY: JCK
COTTON MILL DESIGN EXCEPTIONS EXHIBIT		
COTTON MILL ELM STREET, MCKINNEY, COLLIN COUNTY, TEXAS		
SHEET NUMBER EXH		BY: _____ DATE: _____

Plotted By: Cotarrubius, Raphael Date: May 19, 2023, 01:53:08pm File Path: K:\DALL - Cotton Mill\CA\Exhibits\20230519 - Design Exceptions Exhibit.dwg
 This document, together with the concepts and designs represented herein, is intended only for the specific purpose and client for which it was prepared. Rework of and improper reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.