

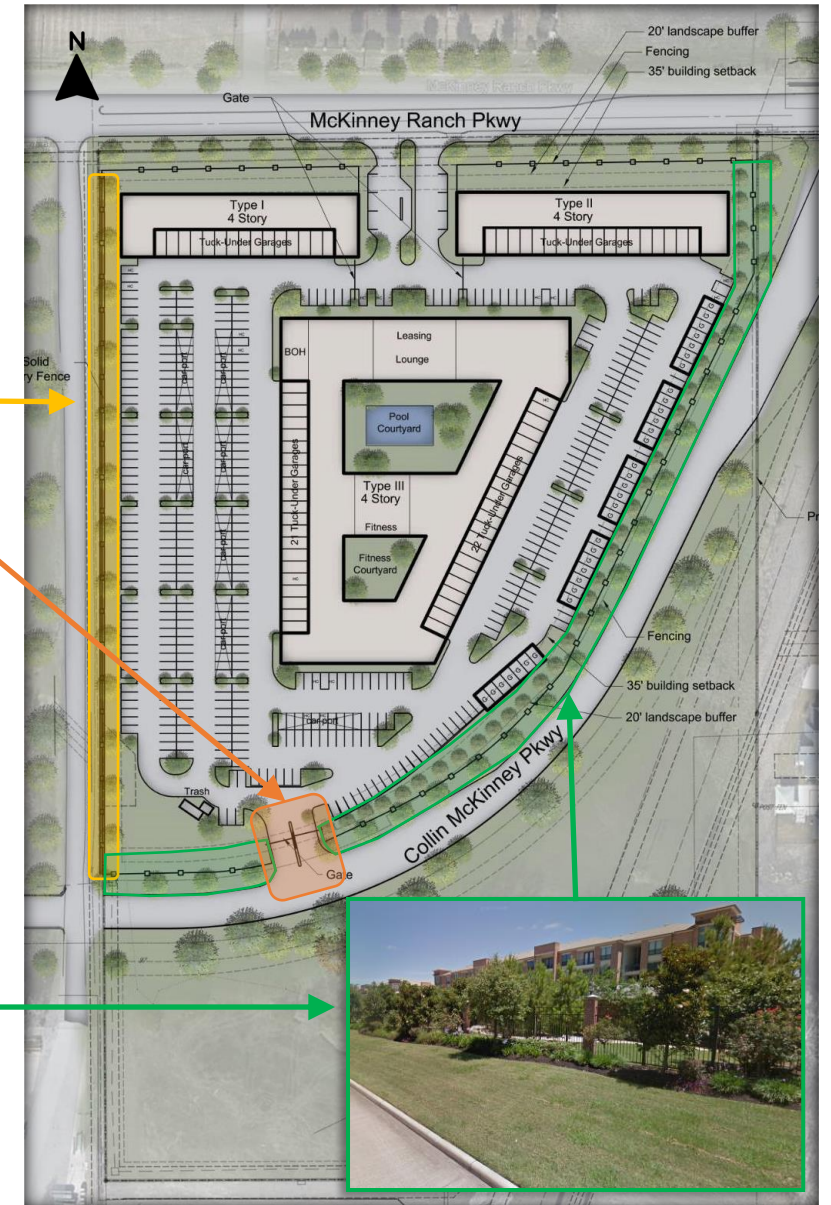
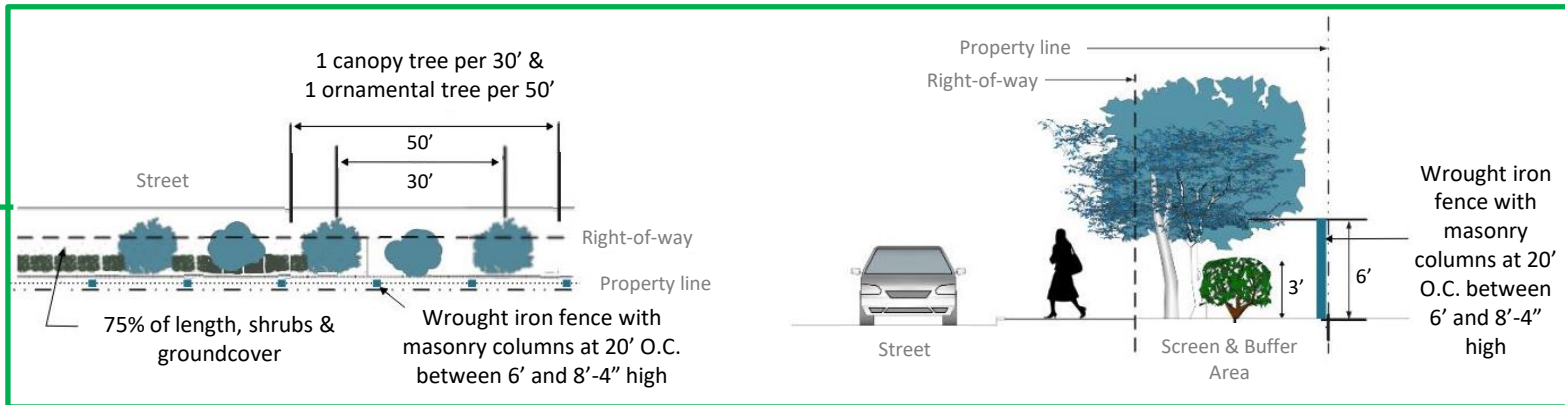


McKinney Ranch Parkway
P&Z Public Hearing

October 10, 2023

Proposed PD Revisions: Site Plan Impact

Category	Original Proposed PD	Revised PD Standards	Purpose
Density	38 units/acre	Maximum 385 units	Prevent additional units south of Collin McKinney Parkway
Parking	1.6 spaces/unit	1.6 spaces/unit	Provide an ideal blend of resident/visitor convenience and tree canopy/greenspace
Perimeter Fencing	Continue wrought iron fencing with masonry columns every 20'; Evergreen landscaping 3' tall spaced 3' apart	Full masonry wall on side yard	Conform to MF30 Design Standards
Median	Landscaped median only along McKinney Ranch Parkway	Median at all entrances	Conform to MF30 Design Standards
Enhanced Screening	n/a	1 canopy tree per 30 feet & 1 ornamental tree per 50 feet along the west side of future Collin McKinney Parkway	Provide additional tree cover & landscaping to screen parking and garages from street view



Amenity Highlights



Complementary Exterior



Commercial Fitness



Co-Working Lounge



Fitness On-Demand



Golf Simulator



Clubhouse Kitchen & Lounge



Resort-Style Pool



Outdoor Grilling Stations



Luxury Courtyard Amenities

A
H

BUILD TO SERVE



**APPENDIX:
SITE OVERVIEW**



Existing Zoning:
PD (AG base)



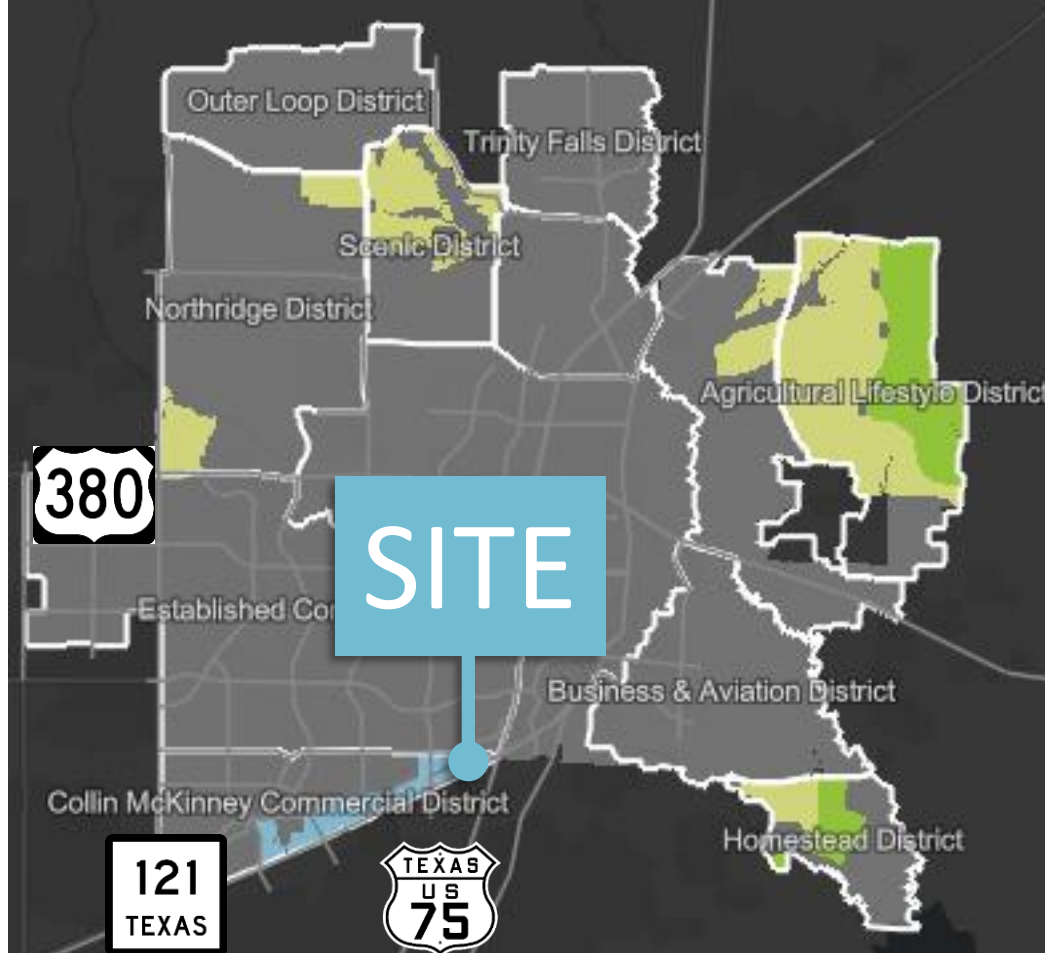
Proposed Zoning:
PD (MF30 base)

- Continuation of established land use pattern
- Further establishment of housing diversity
- Extension of Collin McKinney Parkway

APPENDIX: COMPREHENSIVE PLAN

Existing Zoning: PD (AG base)

- AG base zoning is suitable for 'Rural Living' and 'Estate Residential' placetypes
- Site is in the 'Entertainment Center' placetype, which indicates¹ MF30 as an appropriate zoning district



Proposed Zoning: PD (MF30 base)

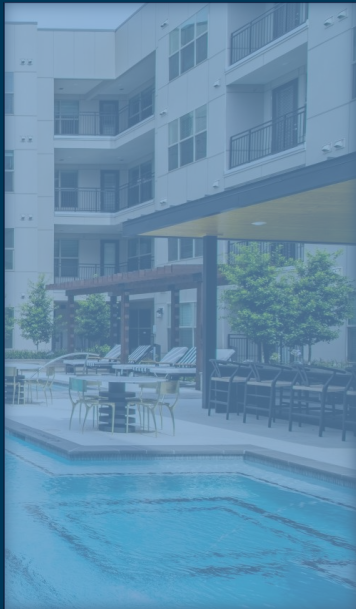
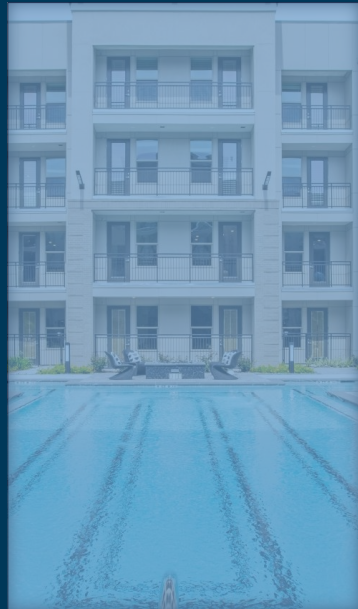
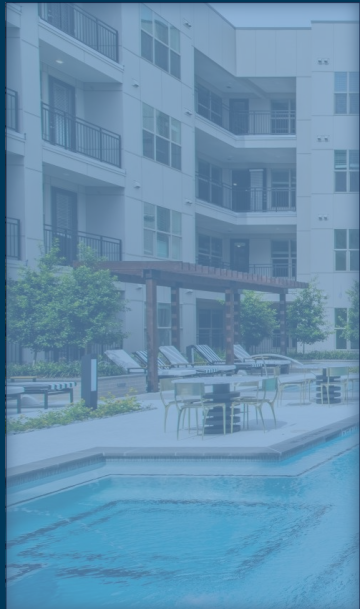
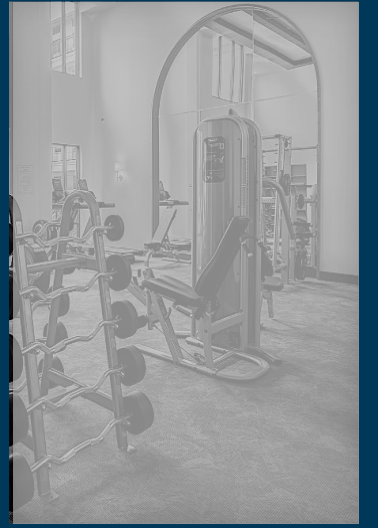
- Modeled after the MF30 zoning district with few modifications
- Proposed modifications to:
 - Density
 - Parking Ratio

ONE McKinney 2040 Comprehensive Plan

¹Section 204.L.1



ALLEN HARRISON
COMPANY



APPENDIX: PROJECT OVERVIEW



DEVELOPER:

Allen Harrison Company

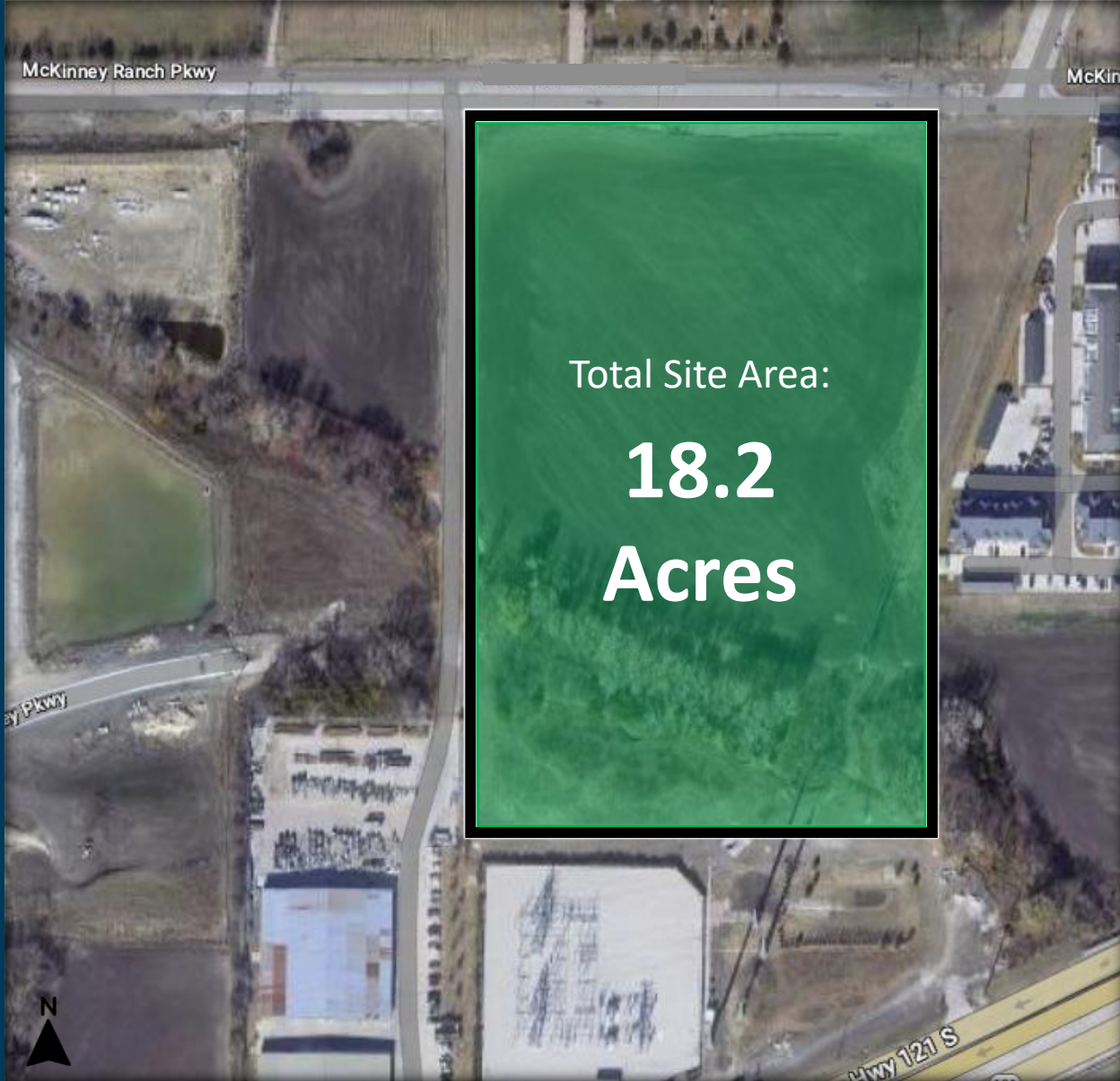
- **Texas-based Class A multifamily development firm**
- **Founded in 2010**
- **Experience from 23,000+ units developed**

PROPOSED PROJECT:

- **±385 units**
- **Four stories with surface parking**
- **Highly amenitized with pool, fitness center, coworking lounge, dog park, EV charging**
- **Community Green Space**

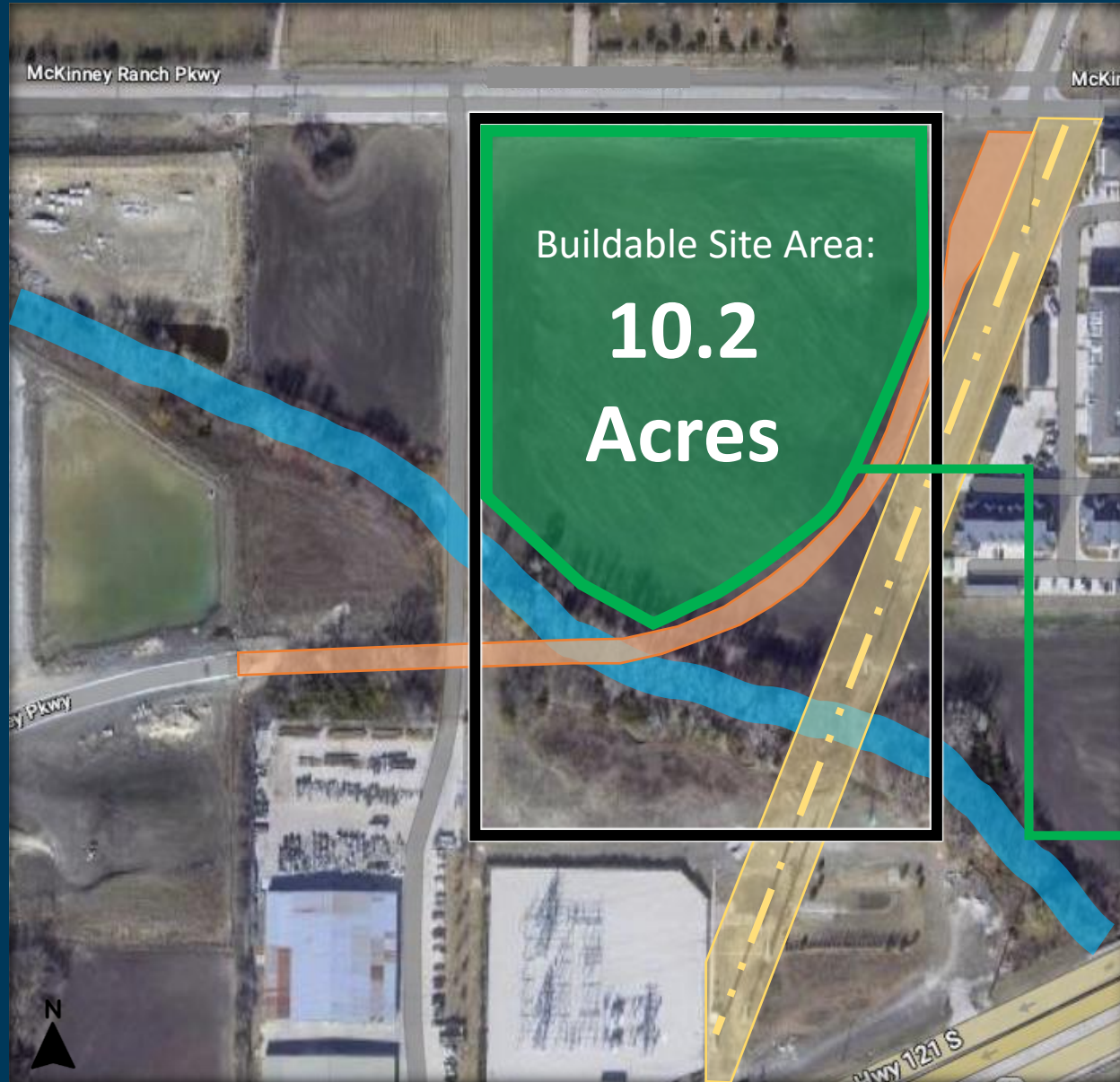


**APPENDIX:
SITE CONSTRAINTS**



Site Boundary

APPENDIX: SITE CONSTRAINTS



Site Boundary



Transmission Line Easement



Sloan Creek



Collin McKinney Parkway Extension



Buildable Site Area

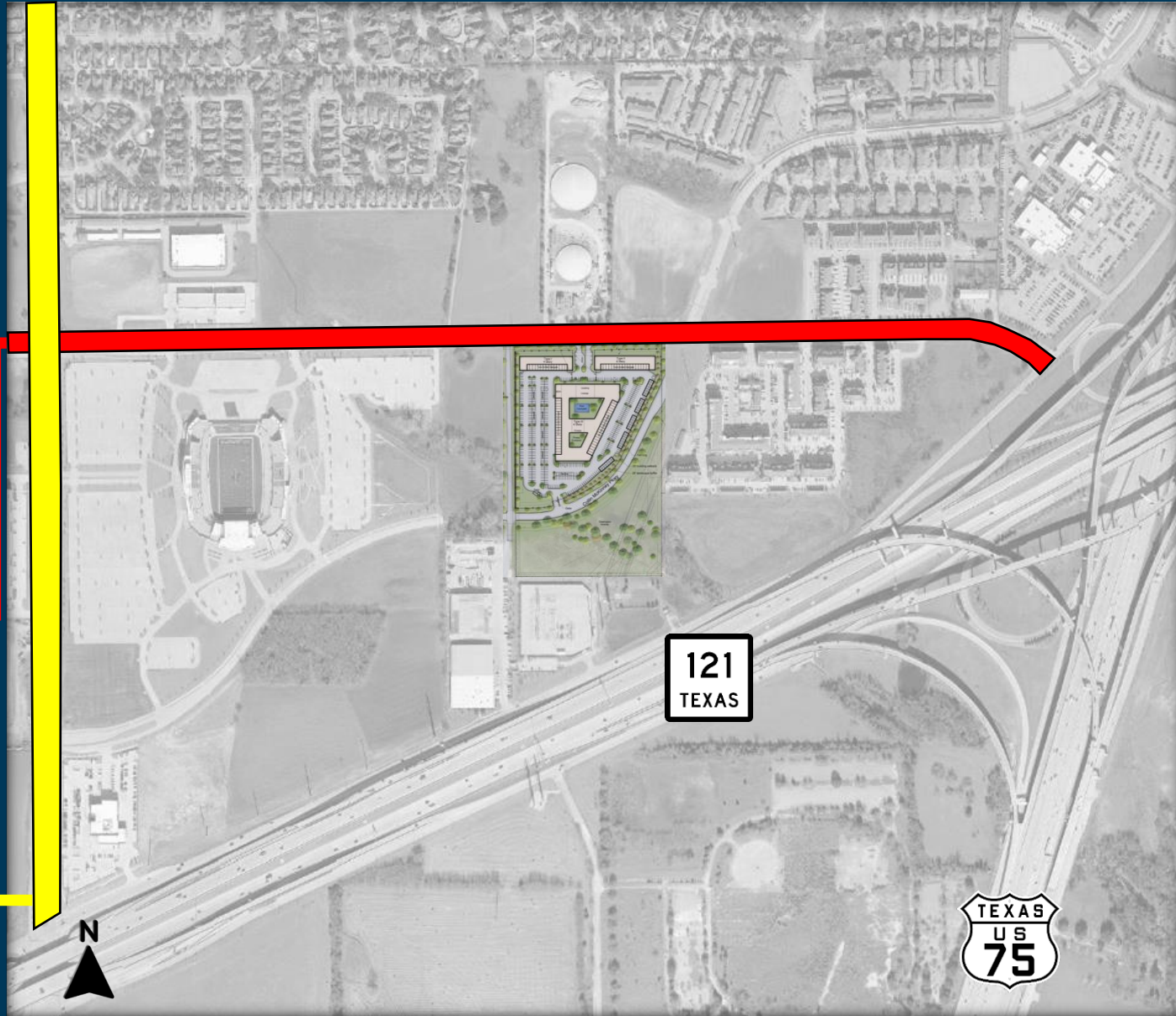
These compounding obstacles present an opportunity for a mid-density, Class A housing product consistent with the Comprehensive Plan

**APPENDIX:
RETAIL CONSIDERATION**

Ideal vehicles
per day target
for retailers:
12,500+

McKinney Ranch Pkwy
Vehicles per day:
3,500

S. Hardin Blvd
Vehicles per day:
11,370

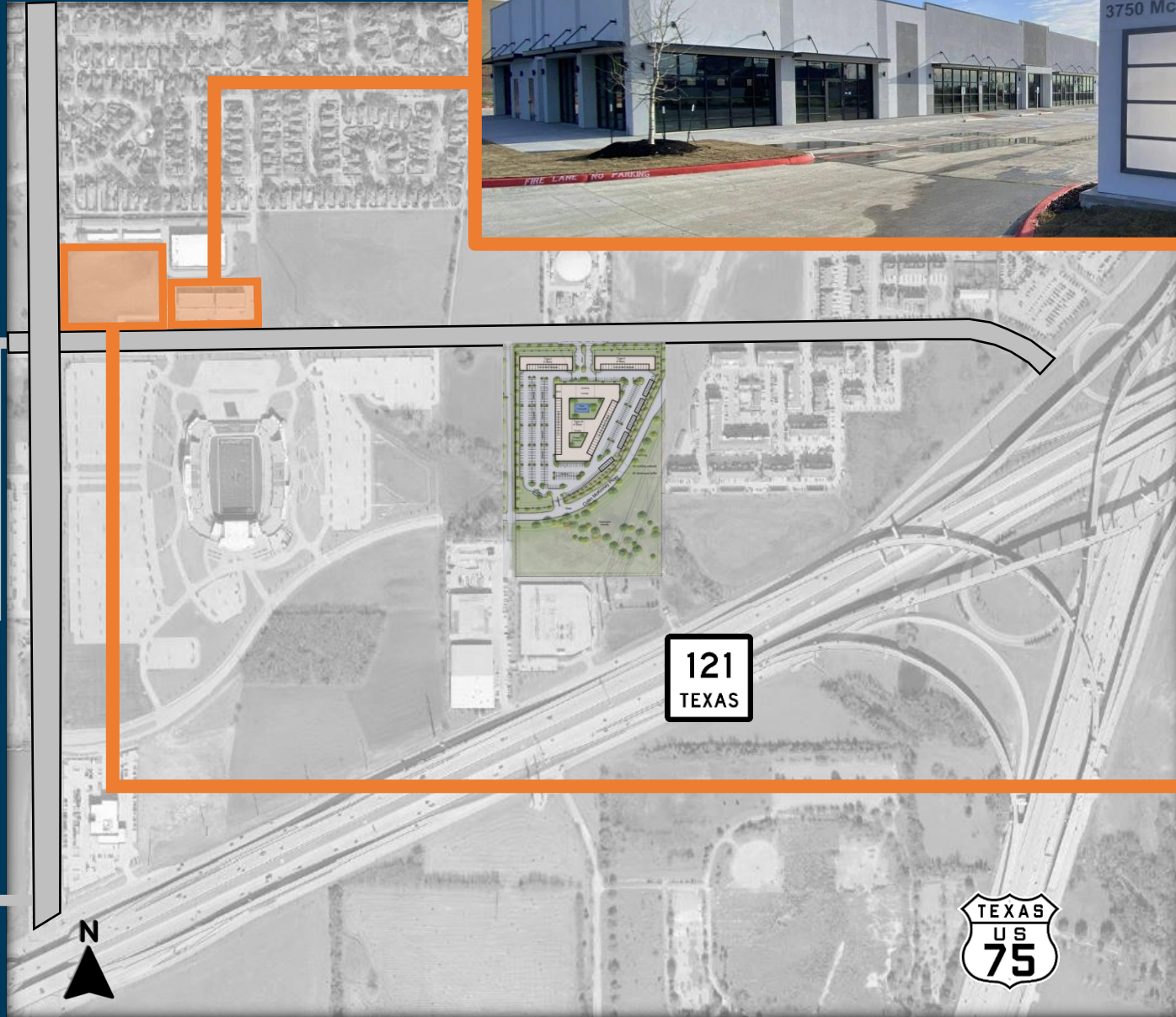


APPENDIX: RETAIL CONSIDERATION

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3750 McKinney Ranch

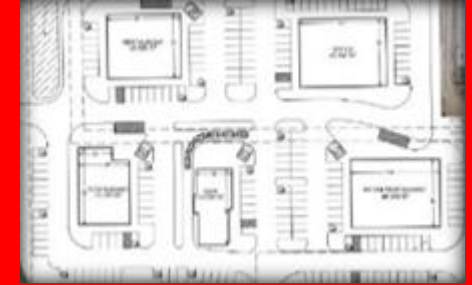
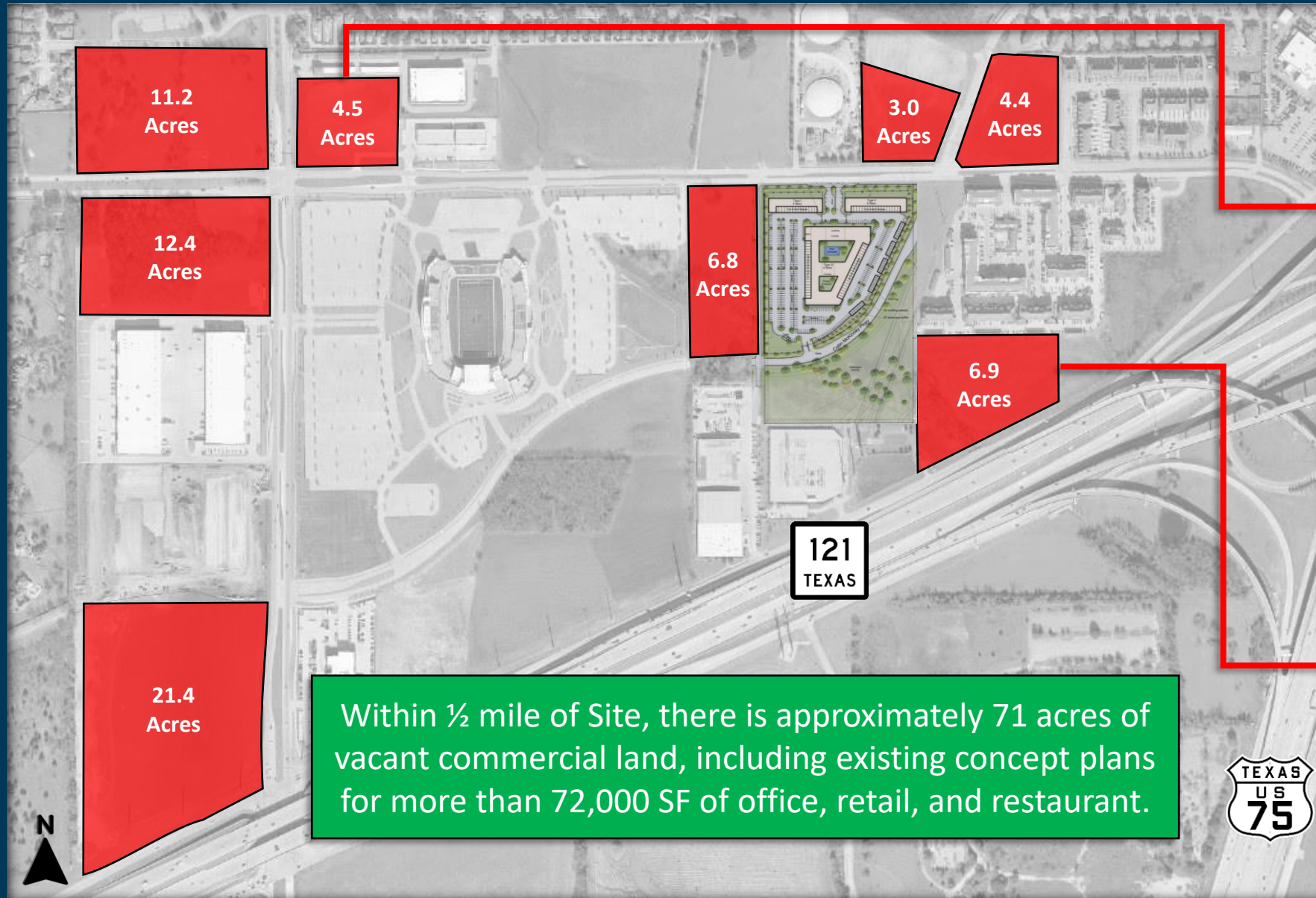
- 23,000 SF of retail space
- Pre-leasing since 2020
- **63% vacant**

2500 McKinney Ranch

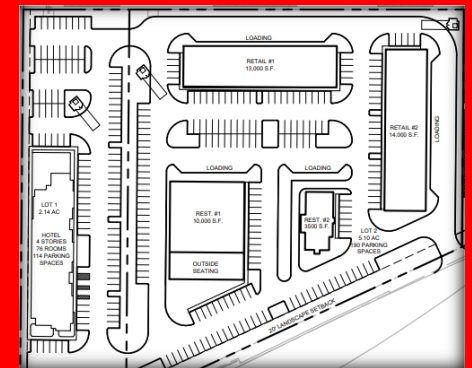
- **4.5 acres for sale**
- Plans for 32,000 SF of office, retail, and restaurant



APPENDIX: RETAIL CONSIDERATION



- **4.5 acres for sale**
- Concept plans for 32,000 SF of office, retail, & restaurant



- **6.9 acres**
- Concept plans for 40,500 SF of retail & restaurant with 76 room hotel

APPENDIX: HIGHEST & BEST USE

DEMAND:

- Projects within 1 mile are, on average, 15 years old
- Over the last 3 years, projects within 1 mile of Site have averaged **95% occupancy** while realizing **32% rent growth**
- New 4-story, luxury development enhances housing diversification and renter optionality



SUPPLY:

- Shortage compared to neighboring cities
- 6% population growth over next 5 years
 - McKinney would need to add at least 5,500 multifamily units
 - Development would only satisfy a very small fraction of the demand ($\pm 385/5,500$)

APPENDIX: SUMMARY

- Site located in an area designated as an 'Entertainment Center', which lists MF30 as an **appropriate zoning district**
- **MF30 standards** used as base of proposed PD
- Compounding site constraints led to **PD adjustments to enhance project quality**
- Adjacent **commercial uses shown to struggle**
- **Rental housing in high demand** as people and employers continue to seek out McKinney
- Completion of Collin McKinney Parkway extension, with **community green space included**

