

**T O :** CAMBRIDGE REPRESENTATIVE – DAVID WILSON  
STONEBRIDGE REPRESENTATIVE – SHEILA JOHNSON  
CITY OF MCKINNEY – CAITLIN STRICKLAND AND KAITLIN SHEFFIELD  
COUNCIL MEMBER DR. FELTUS

**C C :** GENESIS CHURCH

**F R O M :** CASEY BUMP

**R E G A R D I N G :** CONCEPT SITE PLAN UPDATES TO WINSOME LIVING AT VIRGINIA PARKWAY

**D A T E :** NOVEMBER 21, 2022

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Good Afternoon,

After the Planning & Zoning Commission meeting on November 8, 2022, we returned to the drawing board and wanted to share the updated concept plan and development regulations with you for consideration. We will update the website with this information, but please feel free to share this with your community members and neighbors.

Concept Plan and Proposed Development Regulations:

- Incorporated 46 single-story villas, incorporating the main facility that provides for disbursed common areas with 120 independent living units
- Reduced the maximum density to 14.5 units per acre.
- Incorporated a 100-foot one-story buffer zone from the north, east, and west property lines with an additional restriction requiring a minimum of 20% of the overall units limited to single-story.
- The proposed Development Regulations include height restrictions for single and two-story buildings. The single-story shall not exceed a height taller than 25 feet at the top of the roofline. The maximum size for the two-story structure is no taller than 35 feet to the top of the roofline, equal to the full height in the current zoning category (AG).
- There are still west-facing balconies, but many moved further east due to the nature of the "S" shape of the two-story building. The concept plan now has five first-floor and five second-floor units with window exposure to the west. Additionally, there are seven first-floor and seven second-floor units with direct exposure to the western parking lot. The eastern-facing balconies still enjoy a large buffer because of the existing tree lines and proposed detention pond.

We welcome feedback and would like to meet you in person if you are available. We are available at the following times if you would like to discuss the proposed concept plan:

Monday, November 28, 2022 – Zoom (anytime) or in Person (anytime)

Tuesday, November 29, 2022 – Zoom (evening)

Wednesday, November 30, 2022 - Zoom (anytime) or in Person (anytime)

Other Options: Please call or text 512-900-1550, and we can talk at any time or find other times to visit.

Thank you,

Casey Bump

Attachments: Concept Plan, Planned Development Regulations, Comparison





## CONCEPT SITE PLAN #11

 100' ONE STORY  
MAXIMUM AREA

13.17 +/- ACRES

# WINSOME LIVING AT VIRGINIA PARKWAY

McKinney, Texas

**ARRIVE**  
ARCHITECTURE GROUP

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2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • [www.ArriveAG.com](http://www.ArriveAG.com)  
Ph 817.514.0584 • Fx 817.514.0694

Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

SHEET NA

DRAWN BY:	AAG
ORIG. DATE:	2022
ISSUED FOR:	CONCEPT
SCALE:	AS NOTED

ORIG. DATE: 2000

ISSUED FOR:

SCALE:  
AS NO2

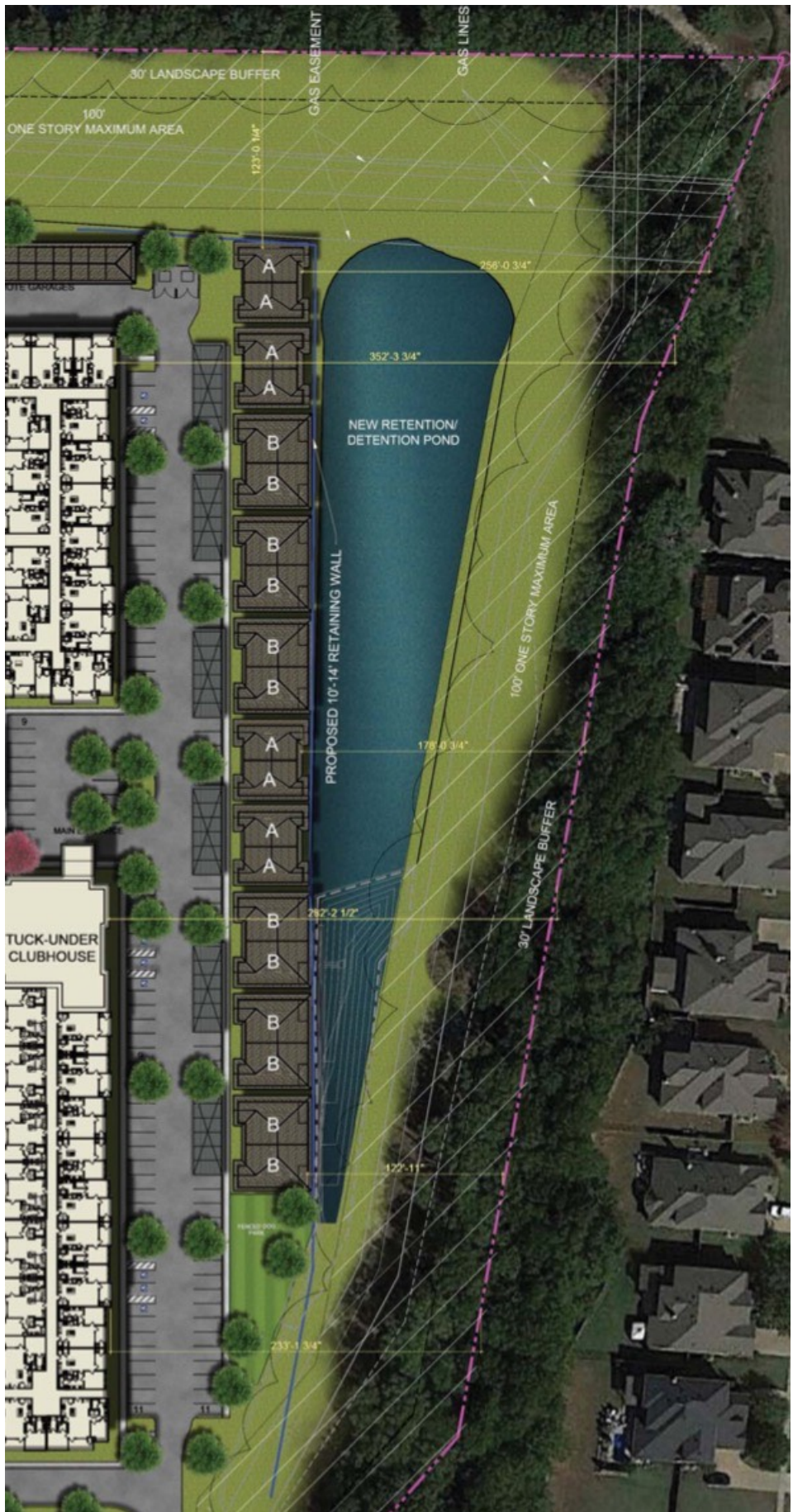
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Zoomed In Views of West and East Property Line



## **DEVELOPMENT REGULATIONS**

The subject property shall be zoned “PD” – Planned Development District restricted to active adults 55+. The proposed use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

### **Permitted Uses**

- I. Independent Living
  - a. 55+
  - b. No Transportation Services
  - c. No On-site Meal Preparation Services
  - d. No On-site Health Supervision or Related Care.

### **Space Limits**

- I. Minimum Lot Area: 3,000 SF
- II. Minimum Lot Width: 60 feet
- III. Minimum Lot Depth: 100 feet
- IV. Minimum Front Yard Setback: 35 feet
- V. Minimum Rear Yard: 30’ feet
- VI. Minimum Side Yard: 30’ feet
- VII. Maximum Height: 2 stories in all areas with the exception of the One Story Buffer Zone (Item X)
- VIII. Maximum Lot Coverage: 50%
- IX. Maximum Density: 14.5 units per gross acre and a minimum of 20% of the units must be single story
- X. One Story Buffer Zone: 100 feet from the North, East, and West property boundary lines shall be limited to single story structures.

### **Parking**

- I. Minimum of 1 space per unit

### **Site Design**

The development is required to incorporate the following amenities:

- Swimming Pool and deck, Barbeque Grills, Dog Park, Fitness Center, Library, Business Center, Movie Theatre, Community Activity Center with Kitchen, Great Room with Fireplace, Card/Game Room, Salon, Laundry Room, Fire pits, Walking Trail.



**Winsome Living at Virginia Parkway**  
**Comparison Table - Original to Current - Updated November 21, 2022**

Planned Development Application	Original	Revisions for Consideration PD Regulations #2 September 9, 2022	Current Revision for Consideration #3 November 21, 2022
Category	Original - Monarch at Virginia Parkway PD Development Regulations #1	Winsome Living at Virginia Parkway PD Development Regulations #2	Winsome Living at Virginia Parkway PD Development Regulations #3
Use	Multiple Family Dwelling, Senior	Independent Living Facility*	Independent Living Facility*
Minimum Lot Area	2,100 Square Feet per Unit	3,000 Square Feet per Unit	3,000 Square Feet per Unit
Minimum Lot Width	60 Feet	60 Feet	60 Feet
Minimum Lot Depth	100 Feet	100 Feet	100 Feet
Minimum Front Yard Setback	35 Feet	35 Feet	35 Feet
Minimum Rear Yard	25 Feet	30 Feet	30 Feet
Minimum Side Yard	20 Feet	30 Feet	30 Feet
Maximum Height	4 Stories	2 Stories	100' from the north, east and west property boundary lines shall be limited to single story structures with a height of no taller than 25' to top of the roofline. The remainder of the site will be limited to a maximum of two story with a height of no more than 35' to the top of the roofline.
Maximum Lot Coverage	50%	Up to 50% - (Currently at 29.63% Lot Coverage)	Up to 50%
Maximum Density	20 Units per Gross Acre	15.5 Units per Gross Acre	Reduced Density to 14.5 Units per Gross Acre. A minimum of 20% of the units must be single story. Current concept plan includes 46 single story villas and 120 rooms in the two story buildings.
Parking	Minimum of 1 Space per Unit	Minimum of 1 Space per Unit	Minimum of 1 Space per Unit. Concept plan currently has parking of 1.3 spaces per Unit

\* No On-Site Healthcare, Transportation Services, or Meal Plans

Concept Site Plan Comparison All Distances are Approximate and Subject to Change			
Category	Monarch at Virginia Parkway	Winsome Living at Virginia Parkway	Winsome Living at Virginia Parkway
Age Group Served	Active Adults 55+	Active Adults 55+	Active Adults 55+
Site Plan Utilization	Site plan used the entire site in a less than efficient design.	Efficient design that optimizes use for all parties. Hired a new architect.	100' from the north, east and west property boundary lines shall be limited to single story structures with a height of no taller than 25' to top of the roofline. The remainder of the site will be limited to a maximum of two story with a height of no more than 35' to the top of the roofline.
Proposed Room Count	218 Units	Reduced Density. Up to 200 Units, but will likely settle around 180	Reduced Density. Up to 190 units, but current site plan is at 166 units
Proposed Average Room Size	867 Square Feet	848 Square Feet	889 Square Feet
Proposed Net Rentable Area	189,094 Square Feet	Up to 169,600 Square Feet	Up to 168,910 Square Feet, but current concept plan has 147,640 Square Feet
Building Separation Distance (North) *Distance from Building to Property Line	Concept Plan Distance 134'	Concept Plan Distance 208' 5"	Concept Plan Distance (Single Story) - 123' Concept Plan Distance (Two Story) - 180'
Building Separation Distance (East) *Distance from Building to Property Line	Concept Plan Distance 162' 3"	Concept Plan Distance 341' 9"	Concept Plan Distance (Single Story) - 256' Concept Plan Distance (Two Story) - 352'
Building Separation Distance (West) *Distance from Building to Property Line	Concept Plan Distance 104'	Concept Plan Distance 106' 8"	Concept Plan Distance (Single Story) - 30' on northwest side and 40' 7" on southwest side. Concept Plan Distance (Two Story) - 137' 11' on northwest side and 161' 6" on southwest side.
Maximum Number of Stories	Four Story	Two Story	100' from the north, east and west property boundary lines shall be limited to single story structures with a height of no taller than 25' to top of the roofline. The remainder of the site will be limited to a maximum of two story with a height of no more than 35' to the top of the roofline.
Building Height (Top of Pitched Roof)	48' 11"	38' 2" for 6/12 Pitched Roof. Can be reduced if roof pitch lowered.	Single Story - Maximum of 25' to top of roofline. Two Story - Maximum of 35' to top of roofline.
Building Height (Top Floor Plate of Residence) *Assume approximately 10' 9" per story.	43' for Four Story 32' 3" for Three Story	21' 6" for two story	10' 9" for single story 21' 6" for two story
Finished Floor Elevations (base elevation)	689 Feet Above Sea Level	687 Feet Above Sea Level	687 Feet Above Sea Level
Proposed Parking Count	275 (1.26 Spaces per Unit)	Up to 260 (1.3 Spaces per Unit)	Up to 216 (1.3 Spaces per Unit)
Western Exposure to Balconies and Windows on Two Story Buildings	-	17 on first floor and 17 on second floor with balconies facing west Additionally 2 on first floor with windows only and 2 on second floor with windows only	There are still west facing balconies in the two story buildings, but the distance was increased because of the "S" structure thus moving many of the two story balconies further east. The concept plan now has 5 first floor units and 5 second floor with window exposure to the west and 7 first floor and 7 second floor with direct exposure to the western parking lot.
Detention/ Retention Pond	Detention Provided	Detention Pond optimized to be utilized as buffer.	Detention Pond optimized to be utilized as buffer.