

Project Narrative for:

McKinney Street Office Center B

Location: 1317 E McKinney Street and 309 Hettie Street

Parcel (Tax ID's): R24749 and R24766

The following narrative is to provide insight on how the proposed use conforms to the requirements of Subchapter 35.3.4.B.2 and 35.6.4.

The existing (2) Parcels located (R24749 and R24766) at the intersection of Hettie St and McKinney St. (1317 E McKinney St and 309 Hettie St) each contain a single family dwelling. Reference the attached deed documents recorded January 25, 2005.

The proposed project is to remove the existing (2) single family dwellings and replace with a single story (2644 SF) professional mixed use facility which will include the required supportive parking, landscaping and trash/recycling enclosure on-site complying with the zoning requirements of NRMU. The said project properties are located within the zoning requirements of NRMU (R24749) and NR-4 (R24766). Properties adjacent to the said project are (to the East – NRMU; to the West – NRMU and NR-4; to the South – CM-G and to the North – NR-4)

We believe that the proposed project meets and conforms to the Future Land Use element of the Denton Plan. The proposed rezoning from NR/NRMU to NRMU facilitates the adequate provision of transportation, water, sewers, schools, parks, other public requirements and public convenience. The proposed rezoning of the project site will also:

1. Be compatible with and not injurious to the use and enjoyment of other property nor significantly diminish or impair property values within the immediate vicinity;
2. Not impede the normal and orderly development and improvement of surrounding vacant property;
3. Provide the adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. Provide a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
5. Provide the required measures to prevent or control offensive odor, fumes, dust, noise and vibration;
6. Provide directional lighting so as not to disturb or adversely affect neighboring properties; and
7. Provide a sufficient landscaping and screening design to ensure harmony and compatibility with adjacent property.

The proposed project will provide the adequate capacity of infrastructure (if not already provided) and will be provided within the subject property (if not already provided).

We believe that the rezoning (of the said project) is compatible with and will not have an adverse impact on the surrounding area. We believe that the proposed project will be of similar scale to the adjacent surroundings, and new development; that it will not adversely affect the traffic flow but will benefit those that are utilizing bicycle, mass transit, and pedestrian access. The proposed project will enhance the architectural aesthetics (as envisioned in the Denton Plan) and not adversely impact the adjacent properties. The proposed project will not adversely affect the air quality, or create undue dust, odors, noise, light, glare or environmental pollutants.

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Existing Site Conditions

- **Topography:** The existing topography has a moderate slope in grade from the SE to the NW of said property (R24749 - from a grade elevation of 630.26 to 627). The existing topography has a moderate slope in grade from the E to the W of said property (R24766 – from a grade elevation of 627 – 625).
- **Hydrology:** It is our understanding that there has been no negative impact provided onto adjacent properties.
- **Existing Land Uses:** Single Family Dwelling (Zoned NRMU [R24749] and NR-4 [R24766]).
- **Existing Circulation (vehicle and pedestrian):** East McKinney Street is classified as a Secondary Major Arterial and Hettie Street is classified as a Main Street Mixed Use Collector. Property located at 1317 E McKinney St has an existing drive approach from Hettie St.. Property located at 309 Hettie St has an existing drive approach from Hettie St.
- **Existing Open Space, Recreation and Preservation Area:** NA
- **Existing Infrastructure and Utilities:**
 - Potable Water: Water is provided in Hettie Street (running in the north-south direction) with a water vault located at the SW corner of property (1403 E McKinney St.). Water is also provided in E McKinney Street (running in the east-west direction).
 - Wastewater: NA
 - Storm water: A 24" SD is provided in Hettie Street (running in the north-south direction)
 - Solid Waste: Cleanouts occur on both properties (1317 E McKinney St and 309 Hettie St.). An 8" SS is located within E McKinney St. south of the intersection of Hettie St. and E. McKinney St. A 6" PVC SS is located within the adjacent alley to the west of both properties.

Proposed Site Conditions

- **Proposed Topography:** The existing topography will be adjusted as required to set a finish floor elevation that will provide the required handicap accessibility from the new parking area (to be located to the north of the new building) as well as all entry/exit points tying into new or existing pedestrian walks.
- **Proposed Hydrology:** Grading and drainage plans will be prepared and provided that will include existing (and surrounding conditions), required calculations, easements (if applicable). Any run-off will be collected within the site and piped underground into the storm sewer system.
- **Proposed Land Uses:** Mixed Use Professional Building (Zoned NRMU)
- **Proposed Circulation (vehicle and pedestrian):** East McKinney Street as noted is classified as a Secondary Major Arterial (110-FT ROW) per the City of Denton. The said project (building) has been positioned on the site to meet the dedicated 55 feet from the centerline of the street to the property line as required by the right-of-way. Hettie Street as noted is classified as a Main Street Mixed Use Collector (70-FT ROW). The said project (building) has been positioned on the site to meet the dedicated 35 feet from the centerline of the street to the property line as required by the right-of-way. A 20FT x 20FT ROW corner clip has been provided at the southeast corner of the (proposed site) E McKinney Street and Hettie Street intersection. The said project has provided an 8FT sidewalk along the Hettie Street frontage for pedestrian access. The said project will abandon the (2) existing drive approaches on Hettie St. and provide a single 24 FT wide drive approach off of Hettie St. with a minimum 10FT driveway stacking area (based on the number of required parking spaces).
- **Proposed Infrastructure and Utilities:**
 - Potable Water: The said project will make the required connections to water that is available at a 6" water main located in Hettie Street.
 - Wastewater: NA
 - Storm water: All run-off from the site will be collected on-site and tied underground into storm piping.
 - Solid Waste: With the options available for sewer taps drawings will indicate proposed solutions. Should a connection be required within E McKinney St. or the alley to the west, all requirements will be followed per the City of Denton bore and traffic control as well as any easements required for private sewer.

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- Electric: Existing OHE runs along E McKinney Street (in the east-west direction) and continues along the frontage road of Hettie St. on the west side of property 1403 E McKinney St.. Existing OHE and power poles will remain and the required tie in for service will be made.
- **Proposed Open Space, Recreation and Preservation Area:** NA
- **Proposed mitigation measures for nuisance abatement:** The proposed project will not adversely affect the air quality, or create undue dust, odors, noise, light, glare or environmental pollutants.

We believe the said project will result in a high quality development that meets and or exceeds the design standards as set forth in the Denton Development Code (DDC). We believe in the importance of environmental management and promote the preservation of trees which increases the aesthetic value to the City. The goal of this project is to enhance the adjacent properties and provide a positive image of the City.

Tony Blaas
Principal
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