

January 28, 2013

City of McKinney
Planning Department
P.O. Box 517
221 N. Tennessee Street
McKinney, Texas 75070

Attn: Michael Quint
Director of Planning

Re: Zoning Change Review – RDOE McKinney
CECI Project No. 12122

Dear Michael:

Attached please find the Zoning Change Submittal for the RDO Equipment Development. The property is located at the southeast corner of U.S. Hwy 75 and Wilmeth Road. The intent of the Owner is to develop the property to construct a building for Heavy Equipment sales and service purposes. Project details are summarized as follows:

- Subject property is 10.79 acres
- The subject tract is currently zoned C
- The property is being rezoned to PD with base of C
- Owner is seeking a variance to allow heavy equipment sales and service to be located in the PD.
- Owner is seeking a base zoning of C, with a variance to allow for building materials other than 100% brick or stone.
- Owner is seeking a variance to allow gravel surfaces for maneuvering and overnight storage areas due to a majority percentage of the equipment being track vehicles.
- Owner seeks a variance to allow vinyl coated chain link fencing with slats for screening the overnight storage area.
- Owner requests that the property be allowed to develop with bay doors facing Wilmeth Road. Bay doors will be screened with a living screen and wrought iron fence.
- Target Planning & Zoning Commission date is February 12, 2013
- Target City Council date is March 5, 2013

The base zoning of the PD on the south side of the subject tract is ML. It is an automobile dealership with sales and service. To the northeast is zoned ML. It is a Blockbuster Distribution warehouse. To the north is zoned C and is currently being developed at a QuikTrip fuel center catering to both automobile and trucks. We understand there will also be a Kubota tractor dealership developed at the northwest corner of Redbud Boulevard and Wilmeth Road with a zoning of ML. We feel that the proposed zoning with a base of C, with the variance to the building materials, will fit the existing surrounding businesses, and enhance the area with a LEED project.

The Owner has also agreed to screen the bay doors facing Wilmeth Road with a wrought iron fence and living screen. The Owner has also directed us to save the two heritage trees closest to the building, as well as the 40" tree and others closest to the road, to serve as enhanced landscaping.

Per the owner: RDO Equipment Company will be designing our new RDO – McKinney store to meet the LEED certification design standards, as set forth by the United State Green Building Council (USGBC). Our goal is to

meet and/or exceed the current energy code requirements along the way, setting a benchmark for future area developments. We also plan to incorporate a Wash Bay facility that reclaims 100% of the wash water for future reuse, as we have done at our other store locations. We will be mindful of the environment through our material selection process, to include our site landscaping plan. We plan to use as many local and regional building materials as possible. In our effort to achieve a sustainable, energy efficient structure we will continue to uphold the highest aesthetic standards.

Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.

Dwayne Zinn
Project Manager