



1/18/17

City of McKinney
Planning and Zoning Department

RE: Specific Use Permit
1790 N. Stonebridge Drive

LETTER OF INTENT

We are proposing a Daycare Facility to be constructed on an undeveloped 1.4588 acres parcel of land located at 1790 N. Stonebridge Drive.

The property is located south of University (380), between Custer and Grassmere.

The property is currently zoned "PD" – Planned Development District Ordinance No. 1621 (Stonebridge Ranch) within the "O-1" – Office District. It was amended by PD Ord. No. 1996-02-06 to allow for daycare facilities within the O-1 District with the approval of a specific use permit (SUP). It was amended by PD Ord. No. 2000-11-092 and the setbacks for this property follow Planning Area 5, Tract No. 521.

We are requesting approval of a Specific Use Permit because an SUP is required for a daycare use within the "O-1" District.

We feel the approval of an SUP for a daycare use is appropriate on this site due to the following reasons:

1. A daycare use is permitted under the current zoning with the approval of an SUP.
2. The site is large enough to accommodate a large daycare facility such as we are proposing.
3. The site is located between two neighborhood medical facilities. The medical uses are compatible with our proposed daycare use.
4. The site is located within a residential area, but is not too close to adjacent residences, but would be within the neighborhood community we would serve.
5. Architecturally, our proposed daycare facility would be complimentary to the residential neighborhood and the existing medical facilities.
6. The new building would be located more than one hundred feet from N. Stonebridge Drive.
7. The site has existing infrastructure, such as fire lanes, adequate parking and public utilities already in place to support our proposed daycare use.

We request consideration of our SUP application at the soonest available Planning and Zoning Commission and City Council Hearing dates.



Bryan Hull, Applicant, REBD