



March 17, 2016

Mr. Aaron Bloxham
City of McKinney
221 N. Tennessee St.
McKinney, TX 75070

RE: *Letter of Intent*
Westridge Retail Site Plan
Northwest Corner of Westridge Boulevard and Independence Parkway
McKinney, Texas

Mr. Bloxham:

Please accept this Letter of Intent for the above referenced project. The proposed use for this project is a grocery store and fuel station, with retail and restaurants to be developed on the adjacent property in later phases, to serve the surrounding single family developments as shown on the included Site Plan created in accordance with City of McKinney requirements. The proposed subject property is 6.571 acres, and is located at the northwest corner of Westridge Boulevard and Independence Parkway. The property is zoned in accordance with PD 2001-02-024, subject to the rules and regulations of the R-1 Retail District reflected in PD 1621.

We are requesting a variance per Sec. 146-131 (9) of the City of McKinney Zoning Ordinance to allow for loading docks less than 200 feet from residential zoning as required by Sec. 146-131 (7)(a)(1) of the Zoning Ordinance. Per Sec. 146-191 (9), a variance may be granted if:

- a. Unique circumstances exist on the property that make the application of this section unduly burdensome on the applicant;
- b. The variance will have no adverse impact on current or future development;
- c. The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses; and
- d. The variance will have no adverse impact on the public health, safety, and general welfare.

Grocery Store is listed as an allowable use in the zoning ordinance, which we believe satisfies b, c, and d. Given that all grocery stores require loading areas, typically in the rear of the store, and given the size of the lot and the 1 space per 200 square foot parking requirements, we believe we also satisfy a.

Our mitigation efforts include extensive screening above and beyond that which is required, described further below.

Per PD 1621, we are required to screen our loading docks, storage areas, and trash containers from public view, as well as screen the residential adjacency, using a 6-foot screen from one of the following alternatives:

- 1) Screening Alternate A
Screening Alternate A shall consist of a masonry or concrete wall to a minimum height of six (6) feet, unless otherwise specified in this ordinance, measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.
- 2) Screening Alternate B
Screening Alternate B shall consist of a hedge row of evergreen shrubs of a variety which will normally grow to a height of the screening as specified in this ordinance. All plants shall have a minimum height at the time of planting of one-half (1/2) of the required screening height.
- 3) Screening Alternate C
Screening Alternate C shall consist of a concrete or masonry wall as specified in Alternate A to a minimum height, as specified in this ordinance (measured from the average grade of the nearest property line of the property adjacent to that on which screening is required) and in trees. Such trees shall be a minimum of two (2) inches trunk diameter and shall be planted not more than thirty (30) feet on center.
- 4) Screening Alternate D
Screening Alternate D shall consist of landscaped earthen berms to a minimum height as specified in this ordinance. Side slopes of berm shall have a minimum of three (3) feet of horizontal distance for each one (1) foot of height. Berms shall contain necessary drainage provisions as required by the City.

For the residential screening along the northern property line for which the variance is being requested, we intend to use Screening Alternate C, which is the most intensive screening alternate. We also intend to increase the height of the masonry wall by two (2) feet for a total height of eight (8) feet, double the caliper of the trees from two (2) inches trunk diameter to four (4) inches trunk diameter, and decrease the spacing from 30 feet on center to 25 feet on center. Furthermore, we intend to provide a masonry screen wall adjacent to the truck dock that is ten (10) feet in height, with a row of 8-foot Nellie R. Stevens Hollies adjacent to the wall.

We request a Planning & Zoning Commission date of March 22, 2016.

Please contact me at (972) 335-3580 or michael.westfall@kimley-horn.com should you have any questions.

Sincerely,



Michael Westfall, P.E.