

October 7, 2019

**LETTER OF INTENT
Rezoning for new DOGTOPIA Facility
8416 Stacy Rd.**

Background:

Dogtopia is the nation's leading dog daycare, offering overnight boarding, daycare and spa facilities with locations now open in Plano, Farmer's Branch, Highland Village along with several locations in the U.S. Our client would like to develop a Dogtopia location in the City of McKinney by developing a portion of the existing commercial site, Craig Ranch Plaza, specifically Block A, Lot 1r which is a 3.9145-acre tract out of the R.C. Ingraham Survey Abstract No. 461, south of Twin Oaks Dr., and north of Stacy Rd., between Arroyo Trail on the west and Rancho Del Norte on the east. Specifically, Dogtopia would like to develop an existing 5,940 square foot commercial building within the 3.9145-acre tract with uses which would include animal boarding, pet store, kennel and outside play areas, (outside runs). The tract is at 8400 Stacy Rd., which includes 8404, 8408, 8412 and 8416 Stacy Rd. The Dogtopia site will occupy 8416 Stacy Rd., Suites 100 and 200.

Current Zoning:

The current zoning is Planned Development District, and REC overlay District under Ordinance No. 2001-02-017, generally for single family and multi-family residential uses, office uses, retail uses, employment center uses, and mixed uses. Under the Retail-Mixed (Tract RM-1, RM-2, RM-3 and RM-4) all tracts are developed in accordance with the "BN" neighborhood business district with additional uses such as residential uses meeting specific standards and a private Golf Course Use. A pet store/kennel is allowed under the current zoning.

Since the "BN" zoning district zoning has been discontinued, it makes sense to rezone to an existing commercial district such as C1 District zoning, since it most closely aligns with the current uses and the comprehensive plan for this area. Since the new C1 District will encompass the entire Craig Ranch Plaza, which includes five commercial buildings, the owners would like to retain selected existing uses allowed in the existing BN District.

Zoning Request:

The only reason for this zoning amendment is to allow outside runs (play areas) for a pet store/kennel facility run by Dogtopia.

a) Request a Commercial 1 District (C1) plus the following selected uses currently allowed in the existing BN District.

- Hospital
- Banks/financial institutions
- Cleaning shop (laundry)
- Drug store
- Food or grocery store

Hardware store
Paint and related sales
Pet store/kennel
Household appliance sales

- b) In addition to the these uses; the request includes a request for a pet store/kennel with outside runs (play area) only for the Dogtopia site shown on Exhibit A.
- c) A pet store/kennel with outside runs (play area) is restricted to the site plan shown on Exhibit B.

During the pre-development meeting, staff expressed concern about compatibility of the proposed use with the neighboring properties, both residential and commercial. To address any concerns, fencing around the two play areas will be 8-foot-high Weatherables Augusta privacy vinyl fences, which will mitigate noise or other perceived nuisances. The site is adjacent to Stacy Road, A six lane divided thoroughfare, which will only become noisier as traffic increases. It is 320 feet from the nearest residential uses and is buffered by intervening commercial buildings from the nearest residential uses. The owner of the adjacent day care facility is in support of our request. This use is consistent with the goals of the Urban Living District.