

July 25, 2016

Planning Department
City of McKinney
221 N. Tennessee St.
McKinney, TX 75069

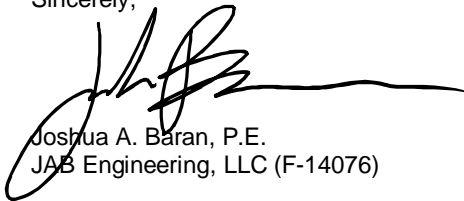
**Re: Simply Storage – McKinney, TX (Hardin Boulevard & McKinney Ranch Parkway)
Letter of Intent – Specific Use Permit**

This letter and attachments shall serve as the Letter of Intent for Specific Use Permit submittal as required by the City of McKinney. The following summarizes the proposed development:

- The subject property will be subdivided from the original parent tract under separate submittal. The proposed lot will be 5.1635 acres.
- The proposed property is located on the east side of Hardin Boulevard, approximately 380 feet north of its intersection with McKinney Ranch parkway.
- The proposed development is zoned C – Planned Commercial.
- The proposed mini-warehouse use in the C – Planned Commercial district requires approval of a Specific Use Permit. The proposed development will consist of a mini-warehouse use including an office space of approximately 1,000 sf. The development will be owned and operated by Simply Storage.
- The proposed development meets the development standards outlined in the SUP requirements for mini-warehouse facilities as follows:
 - No overhead bay doors or loading areas are visible from adjacent use or public right-of-way.
 - Each proposed building is covered with 100% masonry materials.
 - Proposed mini-warehouse buildings located directly adjacent to the residential uses are limited to single story.
 - Proposed mini-warehouse buildings located directly to the residential uses feature a 4:12 pitched roof.
- The following factors support the requested Specific Use Permit approval:
 - The proposed use will provide a 25' landscape buffer with canopy trees at 40' spacing and evergreen hedge at 30' spacing along the shared boundary with the single-family. The wall face will continue between the buildings to act as a continuous 8'+ masonry screen. This screening, along with the inherent low noise, low lighting aspects of mini-warehouse use acts as an appropriate buffer between the residential use and the proposed uses south of the subject site.
 - Based on notes from our pre-development meeting, it is understood that the school district is planning a sports complex opposite McKinney Ranch Parkway. The mini-warehouse use will additionally act as a buffer to the noise and lights generated from the future sports complex.
 - The proposed development is located in a desired area for mini-warehouse use.
 - The proposed mini-warehouse use is a very low traffic generator.

Please let me know if you should have any questions or comments. Thank you for your assistance.

Sincerely,



Joshua A. Baran, P.E.
JAB Engineering, LLC (F-14076)

Attachments:
Application
Color Elevations
Site Plan