



November 19, 2018

City of McKinney
Planning Department
Attn: David Soto, Planner
222 N. Tennessee St.
McKinney, Texas 75069

**RE: Site Plan Submittal – Offices at Lake Forest
Letter of Intent
G&A Job No. 16334**

City of McKinney,

Please accept this letter of intent, on behalf of RPGC Lake Forest, LLC, for a Site Plan submittal for approximately 0.720 acres of land located on Collin McKinney Parkway (Lot 18, Block A, Village Park Addition) 192' west of Lake Forest Drive. The property is currently zoned "PD" Planned Development and we are currently in the process of changing the zoning to C-1. This will match the zoning of both neighboring properties. The property's proposed use will be Professional Office and Medical Office. We are proposing approximately 4,740 square feet of building space in each of two separate office buildings. The proposed development will not be constructed in phases and there are no needed special considerations for the property. We do not believe we need a Planning and Zoning date. The Site Plan should be staff approval only.

Section 146-132.3.j. of the General Ordinance requires that a mechanical and heating and air conditioning equipment in non-residential, mixed use, and multi-family uses shall be screened from view from the public right-of-way and from adjacent residential property. The client is proposing a variance to allow live screening instead of masonry screening, this is because we believe live screening is softer and fits the aesthetics of the offices more than a masonry wall. The selected plant material are evergreen shrubs that will grow to 5-6ft in height and 1-1.5ft in width to effectively screen the AC units from the ROW. The live screening will allow for additional airflow around the AC units to help increase their efficiency. The owner is also proposing to only have the live screening on the Right-of-way side of the HVAC's, because there will already be a masonry fence along the property line to screen the HVAC units from the residents.

We look forward to working with your staff on this project if you have any comments or questions please contact me regarding this submittal.

Respectfully Submitted,

Douglas W. Weaver, P.E.
Project Manager