



February 27, 2017  
*Revised August 25, 2017*

Brian Lockley  
Director of Planning  
221 N. Tennessee  
McKinney, Texas 75069

**RE: Letter of Intent – Site Plan**  
**Approximately 14.525 Acres**  
**Springs of McKinney Located at the NEQ of Stacy Road and Ridge Road;**

Dear Mr. Lockley:

Please accept this correspondence as the formal Letter of Intent for the submittal of a Site Plan for the above referenced property. This Site Plan shows the approximate 14.525 acres of property located at the northeast corner of Stacy Road and Ridge Road to be developed as multi-family per “PD” – Planned Development District Ordinance No. 2002-05-038.

Our Client, Continental, is proposing an upscale, 212-unit multifamily community at the location described above to be known as the Springs of McKinney. This market rate development will consist of ten (10) residential buildings comprised of studio, 1-, 2-, and 3- bedroom units. These units will offer an open living concept with large kitchen islands, upgraded dark wood cabinetry, stainless steel appliances, granite countertops, and backsplashes, and wood flooring. Additionally located on-site will be a clubhouse, a pet playground, a pool, attached and detached enclosed parking garages, and other amenities.

Continental is respectfully requesting consideration for the use of a living plant screen to be used as a screening device for the air conditioning equipment for its proposed multifamily apartment development within the City of McKinney, pursuant to section 146-132.2.3.iii. Included in this submittal are the following items:

- Proposed Living Plant Screen Rendering
- Proposed Site Plan
- Proposed Landscape Plan
- Perimeter Fence Detail

Maintaining an open concept around internal sidewalks is important to Continental’s brand as well as the safety of our residents. If we built to code, a wrought-iron fence and columns would surround our air conditioning equipment, and the landscape screen line would need to be moved further from the equipment (and thus closer to the sidewalks), to allow for the proper clearance for maintenance access. Conversely, a living plant screen will allow the screen line to be closer to the units and further from the sidewalks, as it allows for greater flexibility in accessing the units with shrubs strategically placed, therefore maintaining a larger lawn area adjacent to the sidewalks. This helps to avoid having



individual apartment units with “blind corners,” in which visibility is limited until a full turn is made, creating a potential safety hazard.

Continental believes that adding an additional fence along the perimeter of all air conditioning equipment groupings will detract from the enhancements to the building elevations as part of the City of McKinney Façade Plan Review process. During this process, a great deal of emphasis was placed on façade articulation and material placement through complementary masonry types. A living plant screen will best preserve the architectural interest created by these two features.

Continental’s landscape architecture consultant, Norris Design, has created a landscape plan that shows the proposed living plant screen for the air conditioning equipment. In accordance with Appendix A, Section A-1. – Approved plant list, Evergreen Shrubs with an acceptable screening 6’ or greater, Foster Holly (*Ilex x attenuate ‘Foster’*) shrubs are to be used along the perimeter of the equipment. With special attention given to the spacing of these shrubs, they will provide an adequate and aesthetically pleasing screening of the equipment.

Although not a requirement per the REC overlay district, Continental’s Springs® apartment community is fenced and gated as part of its brand. Along the perimeter of the parcel, a 5’ decorative aluminum fence will be installed with gates for vehicular and pedestrian access. This perimeter fencing will serve as an additional screen to the air conditioning equipment internal to the property.

The proposal for a living plant screen for air conditioning equipment will improve the overall appearance of Continental’s community from the adjacent right-of-ways and residential property. Coupled with the site’s perimeter fence, the living plant screen will meet the intent of the screening requirement while amplifying the aesthetic value of the development.

We would like to be placed on the planning and zoning commission meeting agenda as soon as possible once we work through any comments that city staff may have.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at [Chris.Armstrong@thesanchezgroup.biz](mailto:Chris.Armstrong@thesanchezgroup.biz) if this is more convenient.

Regards,

Christopher G. Armstrong, E.I.T.  
Project Manager