



Masterplan LETTER OF INTENT

Specific Use Permit -- Jenkins Neighborhood Self Storage

The Jenkins Organization (TJO) requests approval of a Specific Use Permit for a one-story neighborhood contemporary self-storage facility. The development would be a complimentary component of the Class-A neighborhood scale retail development planned at the northeast corner of Stacy Road and Custer Road. In accordance with the spirit and intent of Craig Ranch, TJO would provide an upscale facility with a high degree of architectural appeal, excellent building materials, and robust perimeter landscaping.

Below are salient points of the proposal:

- Climatized facility. The facility would be primarily climate controlled with a majority of the units accessed via an internal corridor.
- Transitional use. A key factor of this proposal is its location with respect to the established and prospective development. The storage would create a transitional buffer between the planned retail and The Avenues at Craig Ranch residential apartment homes to the east.
- Ideal Configuration. Storage would consume minimal street frontage while occupying only the portion of property located away from the intersection, leaving the balance of the undeveloped property and frontage for neighborhood retail. The area being used would not easily be developed by other users. Importantly, the retail developer does not desire to oversaturate their development.
- Compatible low intensity neighbor. Immediate neighbors generally prefer low intensity storage and landscape buffering over the parking lot lights, dumpsters, loading and servicing and the general higher levels of occupancy and activities associated with retail.
- Low traffic generators. Self-storage facilities are extremely low traffic generators and pair well with nearby high traffic generating retail and residential uses, helping regulate local traffic during peak hours.
- Neighborhood serving. Storage development near neighborhoods provides a convenient and safe location particularly appealing to female customers primarily. These shoppers typically want to use storage that is climatized and within a one mile radius. Indoor storage is a neighborhood service use.

TJO is coordinating efforts with Encore Retail as the property owner and overall retail developer for the northeast corner, to ensure development is harmonious. These efforts include the timing of installation of infrastructure, and ensuring that building architecture and materials complement both the planned retail development and the overall architectural fabric of Craig Ranch. It should be noted; however, the Encore Retail master plan is for illustrative purposes only and is not part of the formal request.

The self-storage development will comply with the following SUP self-storage requirements:

1. All overhead bay doors will be screened from adjacent uses and ROW.
2. Each building will have an exterior of 100% masonry.
3. All buildings will be one-story.

We look forward to working with the City of McKinney and are excited about providing a top quality self storage facility.



Masterplan

Regards,

A handwritten signature in blue ink that reads "Maxwell J. Fisher". The signature is fluid and cursive.

Maxwell J. Fisher, AICP

Masterplan