
CROSS ENGINEERING CONSULTANTS

I N C O R P O R A T E D

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- McKinney, Texas 75069
- Texas P.E. Firm No. F-5935

January 31, 2018

City of McKinney
Planning Department
P.O. Box 517
221 N. Tennessee Street
McKinney, Texas 75070

Attn: Brian Lockley
Director of Planning

Re: Ridge / US 380 Retail (CECI Project No. 17071)

Dear Brian:

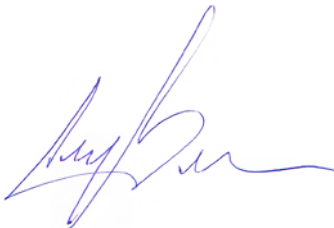
Attached please find the Site Plan Submittal for a Retail Strip Center. The property is located on the south side of US 380, approximately 400 feet east of the Ridge Road intersection. The intent of the Owner is to develop the property to construct an 8,000 square foot building. Project details are summarized as follows:

- Subject property is 0.97 acres
- The property is zoned BG (General Business District)
- 8,000 square foot building
- Request a variance for the loading space proximity to the building. Due to tight site conditions, the need for a drive through lane around the perimeter of the building, and the need for parking along the front of the building, the location shown is as close to the building as possible. (Approximately 36' from building)
- Request a variance to reduce the landscape setback along US Highway 380 from 20 feet to 19 feet. There is an existing fire lane that measures approximately 19.3' from the property line. Modifying the fire lane to accommodate an additional 0.7' (to satisfy the 20' requirement) will create a non-ideal transition through the cross-access. Given that the ROW buffer in this area is nearly 40', combined with the existing 19.3' onsite, it is preferred to leave the existing fire lane as is.

Thank you in advance for your consideration with this matter. Please contact me if you have any questions or concerns.

Sincerely,

CROSS ENGINEERING CONSULTANTS, INC.



Casey McBroom
Project Engineer