

April 23, 2015

City of McKinney Planning Department
221 N. Tennessee St
McKinney, Tx. 75070

Attn: Matt Robinson – Planning Manager

Re: Site plan request - 231 Hunt Street - Submittal March 30, 2015

Let this letter serve as our Letter of Intent to develop a three story office building at the above subject location. Specifics are:

- Site to be developed is 0.459 acres, 19,991.91 square feet
- Property located a block north of downtown on Hunt Street.
- Proposed use is a three story office building. Zoned MTC.
- Total building area is 17,550 square feet, constructed in one single phase.
- Request that this March 30, 2015 submittal be approved by staff for April 28, 2015 Planning and Zoning hearing.
- The intent of the owner is to construct a 3 story approximately 17,550 square foot office building.


Requested design exemptions to existing zoning requirements:

- Section 7.2.2.III (Building Frontage) to reduce the required building frontage along a Pedestrian Priority “B” Street (Chestnut Street) from 50% to 0%
- Section 7.2.5.IV (Driveways and Service Access) to allow for an additional driveway off of a Pedestrian Priority “B” Street (Chestnut Street)
- Section 8.3.1.i – to vary from the requirement to maintain the traditional façade rhythm of 20’ – 30’ or multiples thereof along a Pedestrian Priority “B” Street.
- Section 8.3.1.ii – to vary from the requirement that all Commercial Ready buildings be built with ground floor retail storefronts, that include a transom, display window area, and bulkhead at the base.
- Section 8.3.1.viii – to vary from the 65% transparent storefront window requirement on ground floor façades along a Pedestrian Priority “B” street
- Section 8.4.2.v – to allow for an alternate roofing material (asphalt shingle) on roofs visible from a public street
- Section 8.2.2.i – to allow for a visible 3/12 low pitch roof with no parapet.

- Section 8.4.2.i & Section 8.4.2.iii – to reduce the required masonry percentage for the facades facing a Pedestrian Priority “B” Street (Hunt Street and Chestnut Street) from 80% to 75% to allow for an increase from 20% to 25% accent materials to be utilized on the facades.

Thank-you for your timely review of our application. Please contact me if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Matthew P. King". The signature is written over a horizontal line and is set against a light green rectangular background.

Matthew King
Architect

Cc: Don Day - DFA, Ltd