

4.27.2020

Planning & Zoning Commission

City Hall Council Chambers
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75070

Re: Melissa ISD – Willow Wood Elementary School – RTU Sight Lines

To Whom It May Concern,

Perkins and Will has been hired to design a new elementary school for Melissa ISD. The school will be located on the south side of the school district and will reside within Willow Wood Development, hence its name. The development is located within the city limits of the City of McKinney, and therefore, the City of McKinney will be the Authority Having Jurisdiction (AHJ) for the project.

According to Article IV: Section 146-132j, the City of McKinney Zoning Regulations state that “...equipment located on the roof of a non-residential, mixed used, or multi-family structure, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment.” We assume that the intent of this ordinance is to ensure that no rooftop equipment is visible from on finished grades of the site or from any adjacent right of ways that surround the site. Our team supports the intent of this ordinance and has layered this requirement into our design process to ensure compliance.

We want to confirm that our design meets this ordinance, which is the reason for this submission. We have reviewed all the conditions across the project and have grouped them into two categories: low and high roof conditions. An overall site plan, as well as a site section of each condition, is attached to help inform your review:

- Low Roof Conditions – where the roof line/ parapet are at single story height
- High Roof Conditions – where the roof line/ parapet are at a story and a half

For low roof conditions, the parapet height is 17’-4” above the finished floor of the building and even higher above the finished grades of the site which decrease as they move further away from the building. The parapet itself is 3’-8” in height which meets or exceeds the top of RTU equipment. All rooftop equipment at low roof conditions are strategically placed in the center of the roof, which eliminates the possibility of a pedestrian or vehicle to see any equipment from the site itself or any adjacent roadways, as diagrammed in the sections provided.

For high roof conditions, the parapet height is 23’-4” above the finished floor of the building and even higher above the finished grades of the site which decrease as they move further away from the building. The parapet itself is 2’-6” in height. The finished grades of the site drop from East to West and from South to North towards

4.27.2020
Melissa ISD – Willow Wood
Elementary School – RTU Sight
Lines

adjacent roadways. This effectively lowers the viewing angle from which pedestrians or users will experience these high roof areas. To further aid this effort, the nearest future development to this area of property is 275' away and will be a minimum of 6 feet lower in elevation than the finished grade at the exterior wall of high roof conditions on the site. Again, by placing all equipment further from the front edge of the parapet, the sight lines to any rooftop equipment onsite and from adjacent roadways will be blocked purely through parapet height and placement of equipment, which is represented in the attached sections provided.

Furthermore, parapet heights have been chosen carefully in order to provide a proportionate and aesthetic massing, while keeping the square footage of exterior materials appropriate for our public elementary school client. Raising the heights of exterior facades or adding redundant screening exponentially increases cost as it tracks around the entire building.

By accomplishing the goal intended by this ordinance, we are requesting to forgo the screening that is one foot higher than any equipment, as we are complying with the intended goal of blocking views to the equipment through parapet height and equipment placement.

Best Regards,



Jennifer Lane, RA
Designer III

CC:

Matt Davis, AIA, LEED AP BD+C
Project Manager, Associate