



Kimley-Horn  
and Associates, Inc.

February 13, 2012 *revised 3/8/12*

■  
Suite 200  
5750 Genesis Court  
Frisco, Texas  
75034

Ms. Jennifer Cox  
Director of Planning  
City of McKinney  
Planning Department  
221 N. Tennessee  
McKinney, Texas 75070

***Re: Rezoning Submittal – Emerson Regulator  
±12 Acres  
City of McKinney, Texas***

Dear Ms. Cox:

On behalf of Emerson Regulator, Kimley-Horn and Associates, Inc. respectfully submits the attached rezoning request for the City of McKinney's review. The subject property is approximately 12.16 acres located on the southeast corner of US 75 Southbound Frontage Road and Marketplace Dr., generally located at the northwest corner of the overall site known as Bridge Street Town Centre. The overall site is approximately 58 acres and we are requesting to rezone 12.16 acres for the Emerson Regulator project.

KHA respectfully requests that the following restrictions and modifications be considered as part of the City's rezoning efforts. We request that this property be allowed to be developed in accordance with the "BG – General Business District" of the City of McKinney Zoning Ordinance requirements, and as amended, except as follows:

1. Concept Plan:

- The property shall be developed and used in accordance with the Concept Plan attached.
- Screening provided for the dock area, dumpster, and equipment located on the north side of the building shall be in accordance with concept plan attached. The screen fence shall be 6' high black tubular steel, with no masonry columns. Landscaping and berms shall be in accordance with the concept plan.

- The loading area will have access by rolling gates and will provide full access for fire trucks when the gates are fully opened; as shown on the concept plan.

2. Building elevations/materials:

In general, the property shall be developed and used in accordance with the building elevations attached. Building elevations may include brick, stone, concrete, metal, glass, metal panels, natural materials, and glazing. Alternate designs can be approved by the Director of Planning.

Project Description:

Emerson Regulator Technologies (Regulator) is currently headquartered in McKinney, Texas (Dallas metro region). They occupy offices that total approximately 150,000 SF. The current facility houses Corporate Offices, Labs, Warehouse and Distribution area, and a Fitness Center. Due to the changing nature of the use of this facility, Regulator has determined they will move to a new site, also in the city of McKinney, Texas. Fox Architects (Fox) has been engaged as Architect for Regulator's new facility. The proposed building is grouped into 3 major components: Office, Distribution and Lab.

Industrial Use:

The industrial use outlined on the concept plan is for the prototype shop/machine shop located within the building.

Office Design:

This project includes approximately 50,000 SF of office space with a mixture of open office, private offices, and support space spread over a 3 story facility. There is approximately 25,000 SF of Customer Training and Support space, including a small auditorium and lunch/break room area. Customer Training will feature workbenches where Regulator's product can be viewed, disassembled, and studied by customers and Regulator staff. A 5,000 SF Fitness Center is included within the Office portion of the facility and will feature Men's and Women's lockers and work-out space.

Distribution Design:

This project features approximately 10,000 SF of Distribution Warehouse with 2 loading bays.

Lab Design:

This project features multiple labs. The largest is the Flow Lab. Within the Flow Lab, Regulator tests their valve designs using a combination of pressurized water

and air. The lab features multiple testing lines with varying pressures, including 120 PSIG, 400 PSIG and 2500 PSIG air systems and a 400 PSIG water system. A 5 ton bridge crane will run the width of the lab and service the testing lines. The crane will be expandable into future lab expansion space. The lab will utilize under floor utility trenches at each test line. Test lines run to a CIP concrete exhaust path (the "sump") which will exhaust pressurized air to the outdoors. The sump will be designed by Emerson Regulator to minimize air release noise. The sump will be detailed by the A/E team. The actual layout of the Flow Lab has not been determined. Adjacent to the Flow Lab will be a compressor room and tank room. Regulator will relocate existing tanks into the new facility. The compressor room will be sized for day one need, and expandable to meet future capacity. Regulator will also have a Materials Lab, a Salt Spray Lab, a Metrology Lab and an Environmental Lab. Regulator will relocate equipment from their existing facility into these labs. Each lab will be expandable.

Elevations:

Attached are the proposed elevations.

We respectfully request consideration by the Planning and Zoning Commission and City Council. If you have any questions, please contact me at 972-335-3580.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Trey Braswell

cc: file