



June 8th, 2017
Revised January 5th, 2018

Brian Lockley
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

RE: Letter of Intent – Site Plan
1.17 Acres at the northeast corner of Virginia and Chestnut
Chestnut Parking Garage
S&A Project Number: 02007.014

Dear Mr. Lockley:

Please accept this correspondence as the formal Letter of Intent for the submittal of a Site Plan for the above referenced property. This Site Plan replaces the existing Chestnut Commons Site Plan to add a 5 story parking garage per existing agreements between the property owners and the City of McKinney.

Based on previous discussions between Barry Shelton and City Planning Staff, we would like to request the following design exceptions in order to make the agreed upon garage work within the site constraints:

- There are no fire lanes within this block. We will be abandoning the existing fire lanes currently shown. As requested by Andrew Barr, Asst. Fire Marshall, in a previous meeting we will eliminate the parallel parking in front of the two existing buildings and designate those areas for fire service only. The existing 12' Fire Lane between the two existing buildings is to remain. Per discussions with Andrew Barr, This will be for hose lay and foot access only so we are still showing the closure of the driveway to Virginia in this location.
- Garage entry to be located off Pedestrian Priority B Street (Chestnut)
- A variance to the 10 foot clear space around the garage in four locations due to the proximity of the existing stairwells attached to the Chestnut Commons buildings just south of the garage. The size of the garage does not allow enough room between the stairwells and the new garage structure. The garage is currently pushed as far north on the existing lot as is possible.
- Allow frontage on a Pedestrian "B" Street without active commercial uses on the ground floor to a minimum depth of 25'. Plans will be acceptable with appropriate design exceptions which addresses these comments.

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- Garage facades along “A” and “B” Streets designed without both vertical (20’-30’ rhythm) and horizontal articulation.
- Allow cars/ramps on all levels to not be screened from adjacent streets or buildings.

We would like to be placed on the planning and zoning commission meeting agenda as soon as possible once we work through any comments that city staff may have.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at chris.blevins@thesanchezgroup.biz if this is more convenient.

Sincerely,

Christopher H. Blevins, P.E.
Director of Engineering
Sanchez & Associates, LLC

Cc: file
Kim Sanchez, P.E. – Sanchez & Associates, LLC