

December 8, 2012

Brandon Opiela, Planning Manager
City of McKinney, Texas
Planning Department
222 N Tennessee Street
McKinney, TX 75069

Re: Letter of Intent for Rezone- Southwest Corner of US Highway 380 and Waddill Street
SCJ Project #1816.01

Dear Mr. Opiela:

WinCo Foods is interested in constructing a 95,000 square foot one-story discount grocery and two future additional minor retail pad sites in McKinney, Texas. The store will be located on the southwest corner of US Highway 380 and Waddill Street on the site currently occupied by the old county courthouse complex. The site is approximately 11.82 acres, with 10.32 acres of the property zoned BG, and 1.5 acres zoned O-1. The proposed WinCo project will utilize the entire site. The specific outpad uses are not certain at this time, but are anticipated to be a restaurant and general retail store. The proposed uses for the property, including potential bank, pharmacy, food store, retail store, restaurant, are all permitted uses within the BG district, but would not be permitted within the southeastern 1.5 acres that are required to develop to O-1 regulations under current zoning on the parcel.

Winco Foods has met with the City of McKinney to discuss redevelopment of the old courthouse property. The proposal will require a rezone of the 1.5 acre O-1 portion of the site for the project to proceed as planned. This letter is to request the City's consideration of amending the zoning on the site (PO 08-07-067) as described below.

Property Location

The subject property is located at the southwest corner of Waddill Street and U.S. Highway 380 (University Drive). It is bounded on the north by University Drive; on the west by Graves Street; on the south by Harroun Avenue, and on the east by Waddill Street. The site address is 1800 N Graves Street, McKinney, TX 75069. Legal description is ABS A0837 B F Stapp Survey, Tract 18, 11.817 acres.

Existing Conditions

Development on the US Highway 380 (University Drive) corridor currently consists of a combination of retail, office, single family and light industrial uses. University Drive is a relatively busy six-lane highway that is a designated truck bypass route. Many of the properties along the corridor have been converted from single family use to office or retail.

Property to the north across University Drive from the site is zoned BG (General Business), BN (Neighborhood Business) and C (Planned Center District). The Planned Center zone is designed to provide for high intensity concentrations of shopping and related commercial activities along regional

highways or large arterial roadways. To the west across Graves Street and south across Harroun, the zoning is BN. Property immediately to the east and southeast is zoned residential.

Current Zoning

Ordinance No. 2008-07-067 rezoned the property in July 2008 from RG 18 (General Residential) to PD (Planned Development District). According to the rezone, development of the majority of the property is to conform to the General Business District (BG) regulations of the City of McKinney Zoning Ordinance. Additional requirements were imposed with the rezone:

- A six-foot tall masonry wall shall be provided adjacent to Harroun Avenue and shall extend from the western edge of the 1.5 acre tract to Graves Street;
- A 20-foot landscape buffer shall be required adjacent to Harroun Avenue;
- Canopy trees (3" caliper and 7' tall at the time of planting) shall be provided every 40 linear feet along Harroun Avenue and within the required 20-foot landscape buffer;
- Crape myrtle trees (7' tall at time of planting) shall be provided every 15 linear feet along Harroun Avenue and within the required 20' landscape buffer.

The current zoning also states that the southeastern 1.5 acres of the property is required to develop according to the Neighborhood Office District (0-1) regulations.

Rezoning Request

The requested rezoning contains the following elements:

1. Apply the BG regulations to the entire parcel;
2. Remove the Neighborhood Office District (0-1) regulations currently in place for the southeastern 1.5 acres;
3. Remove the requirement for a six-foot tall masonry wall adjacent to Harroun Avenue extending from the western edge of the 1.5 acre tract to Graves Street.

The requirement for a six-foot tall masonry wall along Harroun Avenue is requested to be revised. The current site plan includes an eight-foot screen wall along the full project frontage on Waddill Street and the easternmost portion of Harroun Avenue, with the exception of the truck access. The two hundred foot receiving dock setback requirement is requested to be revised, as we have increased the screen wall height requirement from six feet high to eight feet high and increased the twenty foot setback to a seventy five foot setback. We also request that the loading dock be allowed to face University as we have doubled up the planting requirements to create a natural screen to block direct view to said loading docks.

Special Considerations

The proposed grocery store and other uses to be constructed on the outpads will be complementary to the commercial areas to the north, east, and south, as well as the residential areas to the west and southwest. The proposal will provide expanded shopping and services for nearby residents and new jobs for the community.

The proposed zone change will not have significant adverse impacts on other property in the vicinity. WinCo strives to be a good neighbor at each of its locations. The site layout, landscape areas, and other project features are designed to meet or exceed City of McKinney standards. In order to provide additional buffering to mitigate potential noise and add aesthetic appeal for the residential properties to the east and southeast, the project will include enhanced landscape areas, including a 65-foot wide landscape area on the eastern property edge, and an eight-foot screen wall to limit sight lines into the loading dock area from Waddill and adjacent single family residences. At the compactor dock, we have also placed a twelve foot high screen wall to remove any visual impact for the residential located across Harroun at the southeast portion of the site.

Removal of the wall requirement on Harroun Avenue is important to the layout and circulation of the site. In the time since the 2008 rezone, many of the residences adjacent to the street have been converted to commercial use, making the need for screening less essential. At the eastern end of Harroun Avenue, several homes are still used as residences. The proposed project will extend the fence adjacent to Waddill Street around the corner to provide screening to these residences. At the truck access, additional screening and landscaping has been provided at the interior for improved aesthetics.

Conformance to the Future Land Use Plan

The Future Land Use Plan shows the site as Residential/Low Density within the Town Center Module. This module is the historic center of McKinney and the area consists of residential uses intermixed with and in close proximity to commercial uses. Residential, retail and office uses are allowed within the Town Center land use. The Comprehensive Plan Land Use Element states that the percentage of land area allowed for each use is not as important as compatibility with existing uses.

The Town Center Phase 1 Report (2008) sets out some key concepts for the Town Center module. The primary strategy for the project area is to protect neighborhoods immediately north and south of US 380 through a redesign of US 380, internal neighborhood improvements and creation of a unifying design theme for the corridor.

The McKinney Comprehensive Plan lists locational criteria for the Town Center module, including that infill development should be compatible with and complementary to adjacent existing land uses and that land use transitions should not occur at the street in the front of development. The proposed WinCo development conforms to the land use plan in that it is similar to the other commercial uses on the north, west and southeast. Design of the project will complement nearby commercial uses as well as provide buffering to the residential uses from potential noise and views of loading docks and compactors. Pedestrian walkways, fences and landscaping will increase walkability of the neighborhood.

Requested Planning & Zoning Commission and City Council Consideration Dates

We request that the Planning & Zoning Commission consider this request on January 8, 2013, and City Council consideration be scheduled for February 5, 2013.

Summary

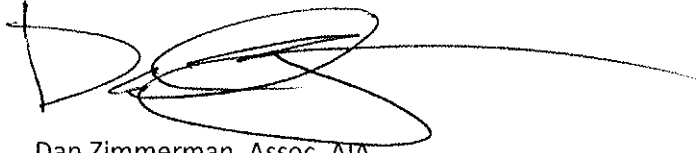
Development of the site of the proposed WinCe Foods store currently must conform to a set of regulations designed/imposed at the time the site was proposed for a county courthouse facility. A change in land use patterns now makes imposition of restrictions on the southeast portion of the site overly restrictive. The O-1 zone doesn't allow a grocery store or other proposed uses for the project. This rezone request will remove the O-1 zone from the site and apply the BG District regulations to the entire site. The proposed store and surrounding out parcel development conform to the Future Land Use Plan and Future Land Use Plan Module, as well as being complementary to surrounding commercial uses. The proposed site plan incorporates elements to mitigate any potential impacts to the adjacent residences, such as wide perimeter landscape areas and an eight-foot tall screen wall to match building design.

The proposed WinCe store will transform the site to a fully developed commercial center and will provide the surrounding area with jobs and enhanced shopping opportunities. Screen walls, enhanced landscaping and screening of loading areas will buffer the site from residential areas to the east and southeast, and pedestrian amenities will provide increased walkability for the neighborhood.

We respectfully request that this zoning change be approved in conjunction with the plat approval of the project.

We look forward to working with the City to obtain the required approvals to allow the project to be constructed. Should you have any questions or require further information prior to staff review, please do not hesitate to contact our office. Thank you for your consideration of this matter.

Respectfully,
h|z studio

A handwritten signature in black ink, appearing to be 'Dan Zimmerman', with a long horizontal flourish extending to the right.

Dan Zimmerman, Assoc. AIA
Principal