

RE: Rezoning Letter of Intent

Vacant Property located at 200 S. Ridge Road, McKinney, TX 75072

To whom it concerns;

Owner Intro

We are the owner operators of Stonebridge Family Vet located at 5913 Virginia Parkway, McKinney, TX 75071, operating out of a rented location to our landlord. Our lease expires on or around August 1st, 2022 and we are looking to relocate in the immediate vicinity of the existing property given our ties and commitment to the surrounding community and the residents we serve.

Our parent company, Highland Ventures, owns and manages 700+ properties nationally and continues to pursue development opportunities.

Subject Property Info

We have located a vacant parcel of land at 200 S. Ridge Road that is due west/southwest approximately 500' across Ridge Road from our current location with details as follows;

1. Acreage: 1.3651 Acres
2. Assessor's Parcel Number: 2572146
3. Vacant Since: 1989
4. Existing Zoning: PD
5. Requested Zoning:
 - i. C1 – Preferred
 - ii. C2 – Local Commercial District to allow a Vet Clinic with no outside runs.
6. Existing vacant land fronting to S. Ridge Road known as Lot 3, Block A, reference EXHIBIT A for existing land survey available showing mutual access and various easements.
7. Vacant land sits adjacent along S. Ridge Road to 300 Ridge Rd., commonly known as the McKinney Family YMCA and the mixed commercial business with address 6051 Virginia Parkway.
8. Phase 1 Environmental Site Assessment Report completed 8/3/21 has revealed no evidence of recognized environmental conditions or environmental issues in connection with the subject property.

Intended Development

Family Vet Group intends to purchase the subject property and construct a 4,000-10,000 sf commercial mixed use building with anchor tenant being the relocated Stonebridge Family Vet. Consistent with the existing commercial use and area we expect to fill tenant vacancies with medical, office, commercial and retail tenants as allowed by the zoning.

Mutual access agreements with both adjacent properties provide for a multitude of site plan layouts that meet or exceed required fire lane, parking, landscape and other setback/easement requirements.

Rezone Application Justification

PD zoning change request to C1

- **Sec. 146-94. - PD - Planned Development district.**

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(a)

Purpose. The "PD" - Planned Development zoning district is designed to provide for the unified and coordinated development of parcels or tracts of land. Certain freedom of choice as to intended land use and development standards may be permitted; provided that the special ordinance provisions of the district are complied with and the intended uses and standards are not in conflict with the general purpose and intent of either this chapter or the city comprehensive plan.

(b)

Any design or development proposal that does not strictly conform to the requirements of this chapter may request approval of a "PD" - Planned Development District, to be approved in accordance with the provisions of this chapter in its original form or by subsequent amendments. However, while a PD District may be proposed to modify provisions of this chapter, no proposed PD District ordinance may be approved without ensuring a level of exceptional quality or innovation for the associated design or development. Exceptional quality or innovation could come in many forms including, but not limited to, enhanced landscaping, creative site, or some other innovative element(s).

(c)

Every "PD" - Planned Development District ordinance approved under the provisions of this chapter shall be considered as an amendment to the chapter and shall be applicable to the property involved. In approving the PD District, the city council may

impose conditions relative to the standard(s) of development and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the PD District and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy.

(d)

Every "PD" - Planned Development District ordinance approved in accordance with the provisions of this chapter in its original form or by subsequent amendments thereto shall be referenced on the zoning district map and a list of such planned development districts together with the category of uses permitted therein shall be maintained in the schedule of uses of this chapter.

(e)

Submittal Requirements. All rezoning requests for a "PD" - Planned Development District shall be required to submit the following information:

(1)

An application;

(2)

The appropriate application fee as specified in Appendix A of the Code of Ordinances, which may be amended from time to time by ordinance;

(3)

A letter of intent detailing the various aspects of the request, the merits of the request, and any other pertinent information;

(4)

A general development plan reflecting the broad details of a development proposal including, but not limited to, sub-zoning areas, densities, building placement, vehicle and pedestrian circulation and access, coordination and integration of all of the land included within the request, and any other pertinent details. The director of planning may request more or less detail based on complexity of the request;

(5)

Color elevation renderings for all sides of any proposed structure(s) (for PD Districts requesting modifications to the architectural and site standards of this chapter) as it applies to buildings in a Historically Significant Area or a Significantly Important Building);

(6)

A metes and bounds description of the property to be governed by the proposed district; and

(7)

Any other relevant information as requested by the director of planning.

(Code 1982, § 41-89; Ord. No. 1270, § 3.20, 12-15-1981; Ord. No. 1761, § 2, 10-20-1987; Ord. No. 94-08-26, § 3(C), 8-16-1994; Ord. No. 2002-08-084, § 1.31, 8-20-2002; Ord. No. 2008-07-066, § 1, 7-14-2008; Ord. No. 2010-12-053, § 14, 12-7-2010; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

- **Sec. 146-111. - C1 - Neighborhood Commercial district.**

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(a)

Purpose. The "C1" - Neighborhood Commercial zone is designed to provide for low intensity commercial uses which are typically located where collector roads intersect with other collector roads or arterial roads.

(b)

Permitted uses. Those uses indicated as being permitted in the "C1" - Neighborhood Commercial zone in the schedule of uses, appendix F of this chapter, shall be allowed.

(c)

Space limits. The space limits identified in appendix F of this chapter as being applicable to the "C1" - Neighborhood Commercial zone shall apply.

(Ord. No. 2014-03-018, § 19, 3-4-2014; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)

- **Sec. 146-112. - C2 - Local Commercial district.**

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(a)

Purpose. The "C2" - Local Commercial zone is designed to provide for medium intensity commercial uses which are typically located where arterial roads intersect with other arterial roads.

(b)

Permitted uses. Those uses indicated as being permitted in the "C2" - Local Commercial zone in the schedule of uses, appendix F of this chapter, shall be allowed.

(c)

Space limits. The space limits identified in appendix F of this chapter as being applicable to the "C2" - Local Commercial zone shall apply.

(Ord. No. 2014-03-018, § 19, 3-4-2014; Ord. No. 2019-08-061, § 1(Exh. A), 8-20-2019)