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January 30, 2018

Danielle Quintanilla
City of McKinney Planning Department
221 N. Tennessee St.
McKinney, Texas 75069

RE: **Dynacraft North Texas Facility**
Maa project No. 2016171

Ms. Quintanilla:

This Letter of Intent is respectfully submitted, along with the attached drawings, in support of the Application for Variance relating to the new Dynacraft facility under construction at the southeast corner of Redbud Boulevard and McLarry Drive.

Per §146-132.3.j of the City Code of Ordinances, mechanical and heating, ventilation, and air conditioning (HVAC) equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential property. We are requesting a variance, pursuant to §146-132.4, to eliminate roof-mounted screening.

DESCRIPTION OF PROJECT:

- The building consists of a 150,000 square foot Production/Distribution Facility, with an internal 5,500 square foot mezzanine and an attached 17,000 square foot two-story Office.
- The roofing for the project consists of a low roof over the Office, and a high roof over the Production/Distribution Facility. The high roof slopes to drain towards the north and the south walls, with the high-point ridge running east to west in the center.
- HVAC equipment includes a total of fourteen rooftop units (RTU), two above the Office and twelve above the Production/Distribution Facility.
 - The two RTU's above the Office are 77" tall on 14" curb (91" overall), and are fully screened behind the parapets of the north, west, and south walls. No additional screening is required or planned for these units.
 - One RTU over the Production/Distribution Facility is 54" tall on a 14" curb (68" overall), and is located over the mezzanine near the southeast corner of the building.

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- The remaining eleven RTU's over the Production/Distribution Facility are 64" tall on 14" curbs (78" overall), and are arranged relatively evenly for consistent HVAC service. Due to the slope of the roof, the RTUs closest to the exterior walls are the lowest, and most screened by the adjacent parapets.
- Additional roof-mounted equipment includes smoke vent assemblies, fully screened by parapets, and an industrial dust collector. The dust collector is approximately twenty feet wide by fifteen feet tall, and is to be located fifty feet from the eastern wall of the Production/Distribution Facility, roughly centered north-to-south.

UNDERSTANDING OF ORDINANCE:

- We understand the Code of Ordinances §146-132.3.j to require screening of the dust collector and the twelve RTUs located on the high roof of the Production/Distribution Facility. Further, we understand that such screening is to be equally finished on both sides, and be a minimum of one foot taller than the equipment.
- We understand the Code of Ordinances §146-132.3.j does not require screening of the two RTUs located on the low roof of the Office, nor the smoke vent assemblies, as this equipment is already fully screened by designed parapet heights.

JUSTIFICATION OF VARIANCE APPLICATION:

Pursuant to Code of Ordinances §146-132.4, we request a variance to eliminate the roof-mounted screening of the dust collector and the twelve RTUs located on the high roof of the Production/Distribution Facility.

- (a) *Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant*
 - The following circumstances exist on the property:
 - a. Numerous roof penetrations are present due to necessary equipment, venting, etc. Roof-installed screening will significantly increase the number of penetrations through roofing, increasing the potential for water infiltration into the building or other damage.
 - b. The ordinance-required sizes of screening (larger than the equipment being screened) appears to unnecessarily draw the eye more than the unscreened equipment would, particularly the dust collector.
 - c. Sight lines from public right-of-way (see below) minimize the visibility of equipment on the roof, which makes additional screening redundant.
- (b) *The variance will have no adverse impact on current or future development*
 - Eliminating roof-mounted screens has no foreseeable adverse impact on current or future development in the area. In fact, other buildings adjacent to this development have rooftop mechanical equipment that is not screened. The Dynacraft facility is set back from the street by more than 300ft, making the screening even more unnecessary.

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- (c) *The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses*
- Eliminating roof-mounted screens does not impact surrounding land uses. The property is zoned Light Industrial (LI), and is adjacent to Light Manufacturing (ML), Agricultural (AG), Planned Development (PD), and Planned Center (C).
 - No residential or public areas are impacted by this variance.
 - The visibility of the RTUs and the dust collector from McLarry Drive is virtually non-existent.
 - The visibility of the RTUs and the dust collector from Redbud Boulevard varies slightly due to the change in angles from roadway to building. However, the distance of the Production/Distribution Facility from Redbud Boulevard, as well as the relative scales of the equipment, minimizes visibility of the equipment.
- (d) *The variance will have no adverse impact on the public health, safety, and general welfare*
- Eliminating roof-mounted screens has no foreseeable adverse impact to public health, safety, and general welfare.

The following drawings are provided for additional clarification:

- SITE PLAN – This drawing shows the arrangement of the site, including the position of the building relative to the public right-of-way.
- ROOF PLAN – This drawing shows the configuration of both high and low roofs on the building, as well as the locations of all RTUs, smoke vents, and the dust collector.
- FAÇADE PLANS – These two drawings show color renderings of the building elevations from north, south, east, and west, and include the dust collector and RTUs in profile.
- SIGHT LINE STUDY – This drawing shows three perspective views of the building, as taken from man-height from Redbud Boulevard as it curves from southwest to northwest.

In summary, it is our professional opinion that roof screens may be eliminated from this project, while still honoring and meeting the spirit of the zoning regulations. The relatively low profiles of the RTUs will make them difficult, if not impossible, to see from either roadway, and the position of the dust collector is as far to the back of the property as is feasible.

For these reasons, we respectfully request the City of McKinney grant this Application for Variance.

Sincerely,



David C. Masters