

Kimley»Horn

October 16, 2014

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

**RE: *Site Plan Submittal – McKinney Medical Village
±10.5 Acres
City of McKinney, Texas***

Dear Ms. Arnold:

On the behalf of HHD McKinney MV LLLP, Kimley-Horn and Associates, Inc. respectfully submits the attached Site Plan for the City of McKinney's review. The subject property is approximately 10.5 acres located at the northeast corner of Eldorado Parkway and Alma Road. The immediate project is a medical office building with a lot to be developed in the future.

Based on the proposed building size two loading spaces are required by code. The owner has multiple facilities with a similar size and use in the area and one loading space is sufficient. We would like to request a reduction from 2 loading spaces to 1 loading space.

The existing Planned Development for the subject property outlines the site as PD zoning, which allows the proposed Medical Office and Office buildings.

We are requesting approval of an "alternate equivalent screening" material contained within Section 146-132(a)(3)(iv) and a variance to section 146-132(b) requiring screens to be "equally finished on both sides". Section 146-132 was written in regards to ground-level screens and our screen is for a rooftop application. The alternate material we are suggesting is a solid, non-combustible, prefinished, lightweight, non-corrugated metal panel. This material is common practice for this application type. We would like to apply the material only to the side that is visible to the McKinney community. Our line of site studies show that only the top 18 inches of the screen is observable from public ways and adjacent properties. The interior face of the rooftop screen is in an area that is accessible only to the maintenance team. This material and its application meet all of the other applicable requirements of Section 146-132.

We respectfully request consideration for approval. If you have any questions regarding the site plan, please contact me at (972) 335-3580 or trey.braswell@kimley-horn.com. If you have questions regarding the variance request, please contact Lindsey Brigati, AIA at (214) 522-3900 or lbrigati@pagethink.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Trey Braswell