



September 29th, 2016

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

RE: Letter of Intent – Site Plan
Approximately 12.6 Acres
NEQ of McKinney Place Drive and Sam Rayburn Tollway;
S&A Project Number: 02123.001

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 shows the approximate 12.6 acres of property located at the northeast corner of McKinney Place Drive and Sam Rayburn Tollway to be developed as multi-family per PD 2007-01-005.

The Site Plan shows six (6) multifamily buildings and associated parking and drive areas that is consistent with the approved GDP. The Site Plan shows a total of 386 units with space for 666 parking spaces (132 garage spaces, 108 tandem spaces, 16 handicap spaces, and 408 head in spaces). Based on the parking numbers provided above, we are requesting a reduction in the required enclosed parking spaces per Section 146-130 from a minimum 50% enclosed to minimum 30% enclosed.

To satisfy the requirement for innovative or high quality design in order to achieve this reduction in enclosed parking, we are proposing an enhanced plaza that provides a pedestrian friendly outdoor area that continues the existing Valliance Bank presence along Sam Rayburn frontage. The color rendering included generally shows how the plaza is to be constructed. The development will be required to meet the intent of this rendering as part of the enclosed parking reduction request.

Furthermore, we are proposing the additional architectural enhancements beyond the minimum requirements:

- Increased minimum masonry requirement from 50 percent to 75 percent along all building planes facing the public ROW,
- All mechanical and HVAC equipment will be roof mounted and screened from ROW,



Additionally, we have provided 55 crape myrtle trees concentrated at the entrance along McKinney Place Drive, the roundabout at the intersection of McKinney Place Drive and Valliance Drive, and along the eastern boundary near the Valliance Bank fire lane. The crape myrtles are meant to pay homage to the City of McKinney nationally recognized crape myrtle trails and enhance the presence of the development at key points of visual concentration along the public streets and access points.

Finally, per the Collin McKinney Corridor requirements under the REC, the development will be required to provide a minimum of 5,401 square feet of public open space. This public will contain outdoor seating, trees, and planters per the requirements defined in the REC. We will be providing an extra 40,000 square feet of public open space. The public open space provided that is beyond the city minimum requirement will include public benches and walkways with shade trees and landscaping. The public space will be located in areas along the right-of-way easily accessible by pedestrians.

We believe the additional architectural enhancements, approximate 10 times the minimum public space and enhanced plaza will provide a higher quality development for the City of McKinney and its residents.

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

Regards,

Tyler C. Scott
Project Manager