

December 8, 2012

RECEIVED

By Kathy Wright at 10:46 am, Dec 11, 2012

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

Re: Letter of Intent for a Preliminary-Final Re-Plat – Southwest Corner of US Highway 380 and Waddill Street

Dear Mr. Opiela,

WinCo Foods is interested in developing a site located at the Southwest corner of US Highway 380 and Waddill Street in McKinney, Texas. The site will consist of a 95,000 square foot, one-story, retail grocery store, (WinCo Foods), on the main parcel A and two smaller parcels B and C that will consist of anticipated restaurant, bank or pharmacy uses. All of these uses will fall under the current request to re-zone the entire site to BG submitted to the city on 11/26/12. The proposed development will utilize the entire 11.817 acres of this site. The main parcel will be developed in one single phase from demolition of the existing, vacated Collin County Courthouse building to construction of the new WinCo Foods building. The two smaller parcels will be left as building pads to be developed by future parcel owners.

This letter is to request the City of McKinney's consideration and approval of the new proposed Re-Plat layout as described below and shown in the attached application exhibits.

Property Location

The property is located at the southwest corner of US Highway 380, (University Drive), and N. Waddill Street. University Drive runs along the north border of the property and Waddill along the east. Harroun Avenue runs along the south and Graves Street along the western side of the property. The existing address is 1800 North Graves Street, McKinney, TX 75069. The legal description is ABS A0837 B F Stapp Survey, Tract 18.

Proposed Lots and sizes

With the re-zone, we are proposing the site to be separated into three separate parcels, A, B and C. The proposed main parcel (A) and two smaller parcels (B and C) have been laid out on the site as to be complementary to the commercial areas to the north, west, and south, as well as the residential areas to the east and southeast. Parcel No. A is approximately 9.593 acres, Parcel B is approximately 1.3 acres and Parcel C is approximately .9239 acres.

Buffering and Screening Exhibits

In the attached submittal we have provided both plan views and 3D rendered views to show the buffering and screening provided around the site. The main focus of the buffering and screened areas is the northeast corner, the entire eastern portion and southern portion of the site as to conceal the

receiving, and compactor areas from any public right of way, adjacent residential property and non-residential property.

Special Considerations

We have been very cognizant of the adjacent community throughout the site design process to ensure minimum impact to neighboring residents. Special attention has been given to providing a screening buffer of landscaping surrounding the receiving areas of the store from view of the public. Rather than simply adhering to the minimum 25'-0" landscape buffer along Waddill, we have designed a 75'-0" buffer of extensive landscaping to provide better separation and screening for the existing residential area east of Waddill and to the southeast across Harroun. We have also designed an 8'-0" high screen wall, 2'-0" over the minimum required height to better conceal the loading dock areas.

Summary

Given the request to re-plat the existing site into three parcels, we feel that we have provided a site design that meets and exceeds the requirements of the city to move forward with the development.

We respectfully request that this Preliminary Final Re-Plat application be approved in conjunction with the re-zone and site plan approval of the project.

We look forward to the continued opportunity of working with the city to obtain the required approvals to allow this development 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 in this matter.

Respectfully,
h|z studio

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

Dan Zimmerman, Assoc. AIA
Principal