

Kimley»Horn

January 30, 2016

Ms. Kathy Wright
City of McKinney
Planning Department
221 N. Tennessee
McKinney, Texas 75069

**RE: *Site Plan Package – Grocer
±5.10 Acres
City of McKinney, Texas***

Dear Ms. Wright:

Kimley-Horn and Associates, Inc. respectfully submits the attached site plan package for the City of McKinney's review. The subject property is approximately 5.10 acres located at the northwest corner of Virginia Parkway and Custer Road. The immediate project is for grocer use.

The proposed site lies within tracts of land owned by LG Northern Custer Parkway, LLC, LG Virginia & Custer, LLC, and GF3 Partnership, LLC.

Due to the orientation of interior building operations, a variance is requested to allow the location of the truck dock bay doors to remain as shown. The doors are approximately 270 feet from the back of curb of Virginia, and are to be screened with a 6' living screen using the City's quality tree list guidelines.

An additional variance for the loading dock being less than 200 feet from the residential use to the west is requested. Currently, the loading dock is approximately 140 feet from the closest residential pad. A 7'-10' retaining wall is being proposed between the residential use and the proposed loading dock, with the residential use being on the high side of the retaining wall. Additionally, a living screen is being proposed on the high side of the retaining wall to provide additional screening. Therefore, due to the elevation change and screening provided, a variance is being requested.

A screening wall is required on the west side of the project due to the residential use. Currently, there is a 7'-10' retaining wall where the screening wall would be required. In order to not have to build a screen wall on top of a retaining wall, a variance is being requested to allow for a living screen in lieu of the screening wall.

The existing jurisdiction for the subject property outlines the site as a Planned Development following Neighborhood Business District (BN) restrictions.

We respectfully request consideration for approval. If you have any questions regarding the exhibit, please contact me at (972) 776-1778 or sarah.williamson@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

