

July 25, 2016

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at 1:39 pm. Jul 27, 201

Planning Department City of McKinney 221 N. Tennessee St. McKinney, TX 75069

Re: Simply Storage – McKinney, TX (Hardin Boulevard & McKinney Ranch Parkway) Letter of Intent – Specific Use Permit

This letter and attachments shall serve as the Letter of Intent for Specific Use Permit submittal as required by the City of McKinney. The following summarizes the proposed development:

- The subject property will be subdivided from the original parent tract under separate submittal. The proposed lot will be 5.1635 acres.
- The proposed property is located on the east side of Hardin Boulevard, approximately 380 feet north of its intersection with McKinney Ranch parkway.
- The proposed development is zoned C Planned Commercial.
- The proposed mini-warehouse use in the C Planned Commercial district requires approval of a Specific Use Permit. The proposed development will consist of a mini-warehouse use including an office space of approximately 1,000 sf. The development will be owned and operated by Simply Storage.
- The proposed development meets the development standards outlined in the SUP requirements for mini-warehouse facilities as follows:
 - No overhead bay doors or loading areas are visible from adjacent use or public right-of-way.
 - Each proposed building is covered with 100% masonry materials.
 - Proposed mini-warehouse buildings located directly adjacent to the residential uses are limited to single story.
 - Proposed mini-warehouse buildings located directly to the residential uses feature a 4:12 pitched roof.
 - The following factors support the requested Specific Use Permit approval:
 - The proposed use will provide a 25' landscape buffer with canopy trees at 40' spacing and evergreen hedge at 30' spacing along the shared boundary with the single-family. The wall face will continue between the buildings to act as a continuous 8'+ masonry screen. This screening, along with the inherent low noise, low lighting aspects of mini-warehouse use acts as an appropriate buffer between the residential use and the proposed uses south of the subject site.
 - Based on notes from our pre-development meeting, it is understood that the school district is planning a sports complex opposite McKinney Ranch Parkway. The mini-warehouse use will additionally act as a buffer to the noise and lights generated from the future sports complex.
 - o The proposed development is located in a desired area for mini-warehouse use.
 - The proposed mini-warehouse use is a very low traffic generator.

Please let me know if you should have any questions or comments. Thank you for your assistance.

Sincerely

Jostfua A. Baran, P.E. JAB Engineering, LLC (F-14076)

Attachments: Application Color Elevations Site Plan