

Badminton & Pickleball Academy of America
8800 Silverado Trail, McKinney, TX 75070



Date [April 29, 2024]

To: City of McKinney Officials

RE: Letter of Intent for Specific Use Permit - 4 Outdoor Pickleball Courts at Badminton & Pickleball Academy of America

Location: 8800 Silverado Trail, McKinney, TX 75070.

Acreage: 2.956 acres

Existing Zoning District: C2

Reason for Specific Use Permit Request

We are requesting approval of a Specific Use Permit (SUP) to establish **four (4) outdoor pickleball courts** (Outdoor Commercial Entertainment) at the Badminton & Pickleball Academy of America located at 8800 Silverado Trail, McKinney, TX 75070.

Justification for Specific Use Permit

- **Strategic Location:** The property's location at the ever-growing intersection of Custer Road and Silverado Trail offers high visibility and convenient access, attracting players from a wider area. To the north is an existing channel that buffers the site from the existing multi-family development. On the south side of the site is a commercial tract with a mini-storage facility currently under construction. In addition, to the southeast of the outdoor courts is an existing single-family development on the south side of Silverado Trail. The approximate distance from the nearest house to the nearest outdoor court is approximately 290'. Being situated away from residential areas minimizes potential noise concerns.
- **Community Building:** Outdoor courts can foster a sense of community by providing a space for people to gather and socialize. Four new courts will create additional space for residents to connect and build relationships.
- **Enhanced Enjoyment:** Many players prefer the fresh air, sunshine, and connection with nature that outdoor courts offer. The addition of four courts will provide more space for players to enjoy these benefits.

- **Increased Accessibility:** Outdoor courts are typically less expensive to build and maintain compared to indoor facilities. This allows for a wider range of residents to access and enjoy pickleball, with the addition of four courts providing more playing opportunities.

Special Considerations or Unique Characteristics

- **Community Benefits:** The Badminton & Pickleball Academy of America, with its new outdoor pickleball courts, has the potential to attract visitors to the area in several ways:

- **Pickleball Tourism:** Pickleball is a rapidly growing sport, and the addition of these courts could draw players from neighboring communities and even further afield. This increased traffic would benefit local businesses such as restaurants, shops.

- **Community Events:** The outdoor courts can be used to host tournaments, leagues, and other pickleball events, attracting spectators and participants from the surrounding area.

- **Partnerships with Local Schools:** We are interested in exploring partnership opportunities with nearby schools to introduce pickleball to students and potentially offer after-school programs or clinics. This would promote healthy lifestyles and physical activity among youth in the community, while also fostering a connection between the Academy and local educational institutions.

A sports facility with both indoor and outdoor pickleball and badminton courts would provide a comprehensive solution for our community. It offers accessibility, enjoyment, and community building opportunities. I urge you to consider the advantages of including outdoor courts in the final design.

Please do not hesitate to contact me at 630.542.7023 or kumar.adusumilli@gmail.com, if you require any additional information.

Sincerely,

Kumar Adusumilli, Manager

Badminton & Pickleball Academy of America