



May 1, 2023

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

**RE: *Application for Specific Use Permit for Self-Storage on Bloomdale Road
City of McKinney, TX***

To Whom It May Concern:

Please find attached a submittal for a Specific Use Permit for an indoor self-storage facility. The subject property is approximately 5.606 acres, located south of Bloomdale Road and east of North Custer Road with frontage only on Bloomdale Road, approximately 850 linear feet east of North Custer Road. The property tax ID number is R-6206-000-0390-1.

The subject property is currently zoned as a Planned Development (PD-2013-02-009) and is not within any overlay districts. As part of the planned development, the subject parcel must follow the "BG- General Business District" zoning guidelines, which is referred to as "C2- Local Commercial" in the latest City of McKinney Unified Development Code. Commercial zoning allows for a self-storage facility as a use permitted through a Specific Use Permit. The intent of this Specific Use Permit is to allow for the development of a 4-story self-storage facility at the center of the property, along with 2 smaller 1-story drive-up facilities at the rear of the property.

We enjoyed discussing this project with city staff at the pre-development meeting on April 19th and are looking forward to continuing to work with staff moving forward.

Please contact me at 972-770-1370 or jonathan.kerby@kimley-horn.com should you have any questions.

Sincerely,

Jonathan Kerby, P.E.
Project Manager

Attachments:

- City of McKinney Planning Application
- SUP Site Plan Exhibit
- Metes and Bounds Exhibit