

# GREENLIGHT

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STUDIO, LLC

## Letter of Intent

April 25, 2025

TO: City of McKinney Planning and Development

REF: Summit Park Addition Lot 2 Block A  
Request to rezone from PD to Amended PD  
Zoning Request Summary and Justification

### Overview

This site is unique in that it has a limited access point off of US-75 (central expressway) and significant grade change with constraints on grading improvements due to a zone “AE” flood plain to the south. Additionally, a large overhead power transmission line, associated easement, and significant underground utility easements cut through the site at a diagonal, further limiting the efficient development of the site. This request includes changing the current zoning (PD 1166) to a new planned development with a base zoning of C-3 Regional Commercial with an additional use of Self-Storage by right. The Highway Commercial Overlay District applies to the development.

*Justification:* A C-3 district is compatible with the adjacent use and updates the parcel to the current zoning ordinance. Within C, the use of self-storage requires an SUP. With the site’s limited access and significant slope, uses requiring significant parking become economically unfeasible at a compatible scale with the neighboring site and current city planning. The flexibility and low parking requirements of self-storage allow for the best use of the site, allowing the building to step down with the grade and balancing the proposed grading with the existing flood plain to the south. Maintaining a C-3 zoning base provides flexibility for the site in the future, even if market conditions change, with consideration for compatible uses to adjacent sites.

### PD Request

This zoning request is for a Planned Development District instead of straight zoning for C-3.

*Justification:* The zoning ordinance considers self-storage to be industrial use. However, some modern, best-in-class facilities such as the one proposed are more commercial in nature and are consistently placed in districts such as office and retail (further described in the “self-storage use summary”).

To maintain the quality of the existing District and remain compatible with the surrounding developments, the proposed PD has the following additional development regulations on self-storage:

1. No outside access to units facing any Right Of Way;
2. Exterior Finishing Materials and color regulations ensuring quality of construction and compatible aesthetics;
3. Building massing requirements compatible with the surrounding developments and uses;
4. Additional Landscaping requirements including:
  - a. Larger landscape buffers

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- b. Additional Canopy tree count per parking space
- c. Required canopy trees along the façade of the building

### **Self-storage Use Summary**

#### ***Help McKinney achieve the Comprehensive Plan's Vision and Guiding Principles***

##### *Diversity:*

Self-storage facilities broaden a city's tax base by generating property tax revenue, increasing property values, and contributing to business tax revenue. These facilities provide a stable and consistent source of income for the City, supporting its financial health and economic development.

##### *Assets:*

This type of building creates value by maximizing the tax revenue for this City while taking up less space for parking and other heavier infrastructure needs. In the case of the subject property, the lack of parking enables the development to maintain existing trees that otherwise would have been lost. Additional trees around the property can further enhance the landscape of the District.

##### *Places:*

Unlike traditional self-storage facilities, this development looks more like an office building and office use than an industrial use. Over time, this transition has proven itself with the overall storage market. Self-storage and office have worked together in an integrated, mixed-use environment.

##### *Investments:*

Self-storage facilities contribute to a resilient economy by providing consistent demand, maintaining low operating costs, offering flexibility and scalability, and demonstrating strong historical performance during economic downturns. These factors make self-storage a stable asset class supporting financial stability and growth.

#### ***Advance the District's intent (Established Community)***

##### *Demonstrate compatibility with the District's identity and brand*

By adhering to the City of McKinney's design and development standards, this project will fit aesthetically in a professional district instead of an industrial one. Additionally, the three-story, climate-controlled, internal (no direct units from the outside) contribute to the massing and feel of an office district.

##### *Urban Integration*

Self-storage facilities are increasingly integrated into urban environments, where they coexist with office buildings and other commercial properties. This integration is facilitated by thoughtful design and planning, ensuring that self-storage facilities do not detract from the aesthetic and functional qualities of the surrounding area.

##### *Reduced Impact*

Self-storage facilities have a lower impact on municipal services and infrastructure than

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other commercial properties. This makes them suitable neighbors for office buildings, as they do not place additional strain on local resources<sup>4</sup>.

### ***Create a positive fiscal impact for the City through the timeframe of the Plan (2040)***

The office market has faced several challenges over the past two decades, including high vacancy rates, economic shocks, the rise of remote work, underutilized spaces, high maintenance costs, and market uncertainty. These factors have made it difficult for investors and landlords to navigate the market and achieve stable returns. Adding other uses to office zones compatible with aesthetics and use helps the City diversify the tax base and overall health of the District.

### ***Demonstrate that the project's travel demand estimates can be accommodated by the planned transportation network***

Self Storage has a substantially lower number of trips per day than most uses, including the office. The low impact of traffic demands for self-storage makes the use attractive for infill areas where traffic infrastructure is already built. According to the Institute of Traffic Engineers, an office building generates 11.3 weekday trips per thousand square feet, while self-storage generates 2.5 by the same metric.

### ***Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities***

Climate-controlled self-storage facilities also have several advantages that contribute to their low need for municipal services:

**Energy Efficiency:** Modern climate-controlled self-storage facilities are designed to be energy-efficient, reducing the demand on local power grids. They often use advanced insulation and HVAC systems to maintain stable temperatures with minimal energy consumption.

**Environmental Impact:** These facilities typically have a smaller environmental footprint than other commercial properties. They generate less waste and have lower emissions, which can reduce the need for municipal waste management and environmental monitoring services.

**Security and Surveillance:** Self-storage facilities often have robust security systems, including surveillance cameras and controlled access. This reduces the need for municipal law enforcement intervention.

Climate-controlled self-storage facilities offer a cost-effective and low-maintenance option for municipalities, requiring fewer resources and services than other commercial properties.

### ***Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project is consistent with this plan's [Comprehensive Plan] fiscal responsibility policies.***

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### *Costs*

Self-storage facilities have lower construction and maintenance costs than office buildings. They require less investment in utilities and amenities.

### *Benefits*

Self-storage facilities provide a steady stream of rental income and contribute to the City's tax base through property taxes. They have lower operational costs and can be a reliable source of revenue even during economic downturns.