

## APPLICANT'S NARRATIVE



LETTER OF INTENT > PENIKAM WAREHOUSE

April 30, 2024

Ravi Shah  
Director of Development Services  
City of Carrollton  
1945 E. Jackson Road  
Carrollton, TX 75006

**RE: Penikam Warehouse**

Dear Mr. Shah,

Please accept this letter, on behalf of PSP Ganesh LLC, as an explanation of the proposed Planned Development on 3.39 acres located at 1811 and 1813 Trinity Valley Drive. Currently the area is divided into two lots: Lot 2 and Lot 12, Block 1 of Valley View West Business Park. Both lots are currently zoned as Light industrial. The intention of this application is for a proposed building expansion that is consistent with the surrounding area by rezoning to a Planned Development, Light industrial.

The proposed development will be an expansion of the current property to the east side which is an existing 44,000 square foot warehouse building used for film production. The proposed building expansion will be a one story with 55,978 square foot of office, and 24,364 square foot of warehouse. With this expansion the total square footage will be roughly 74,342. Continuous landscaping along the R.O.W of Trinity Valley Drive will be provided and a 24' fire lane will tie into the back of the lot to the west in order to provide adequate access.

The need of the Planned Development is to continue the development pattern of the current building by modifying the rear and side yard setback. Since the proposed building is an expansion of the existing building to the east, the rear setback line needs to be continued through the proposed lot so that the buildings can line up for the expansion. The side yard setback on the existing lot no longer conforms with the current zoning regulations and the Planned Development will eliminate the side yard so that the building can be expanded across the proposed lot. The proposed landscape will comply with the current zoning regulations except for any additional enhancements that the code requires.

Sincerely,  
**MCADAMS**

A handwritten signature in blue ink that reads 'Marisa Brewer'.

Marisa Brewer  
Planner, Planning + Design