

Samantha Pickett

Subject: FW: Stonebrooke Crossing zoning

From:

Sent: Thursday, September 17, 2015 2:33 PM

To: Samantha Pickett

Subject: Stonebrooke Crossing zoning

Hello, I am a resident in Stone Brooke Crossing since 2001. I am highly against the zoning issue case #15233z. I have no problem with them building an assisted living facility. However, I am very against the prospect of them allowing commercial traffic onto Crutcher Crossing. There is already a serious traffic/congestion problem on Crutcher Crossing. This is the main entrance/exit for this community of over 1,000 people. The problem is so great that they have plans to put a traffic light at this entrance. I beg you to please do not allow Crutcher Crossing to be opened up to commercial traffic.

Thank you,

Jennifer Morrissey

Sent from my iPhone

Samantha Pickett

Subject: FW: Opposition to Case # 15233Z Zoning Change Request

From: Tomas Hernandez

Sent: Thursday, September 17, 2015 6:03 PM

To: Samantha Pickett

Subject: Opposition to Case # 15233Z Zoning Change Request

Dear Ms. Spickett,

I recently moved away from an area in Dallas Texas with a high propensity of modify zoning laws from residential zoning to commercial zoning. I moved to Stone Brooke Crossing, a private community in McKinney, TX, in order to escape the rampant and excessive commercial development in Dallas that was being masked as neighborhood development. To my disappointment, I recently discovered that a Letter of Intent-Straight Zoning Request was submitted to your office by Legend Senior Living in August 2015 (Case # 15233Z), to change the zoning from Planned Development Ordinance 97-05-34 to a C1-Neighborhood Commercial District Zoning.

While I'm not opposed to business development in my new city, after all I did move to one of the fastest growing cities in the nation, I am opposed to commercial development with close proximity to a residential neighborhood, especially when that development impedes the flow of residents into and out of their community.

The senior living developer proposes to build 91 specialized senior units. The development map clearly displays the proposal to build the main entrance into the facility from Crutcher Crossing. Not only is Crutcher Crossing a residential neighborhood street, it is the main artery into and out of Stone Brooke Crossing. To allow the developer to change the zoning of this property and therefore allow them to build their proposed facility as planned, will choke the flow into our private community. A commercial facility such as they propose, will produce traffic from staff, residents, visitors, city vehicles and emergency vehicles that routinely visit these types of senior facilities. Not to mention the noise of these emergency vehicles.

Additionally, I am concerned that if your office were to approve the change in zoning request for this facility, it will set a precedent for future adjacent commercial developments to use Crutcher Crossing as their entry point as well. The proposed design of the facility will further exacerbate an already congested intersection and certainly change the welcoming nature of the landscape of our beautiful neighborhood.

I ask that your office please consider denying the proposed change of zoning request by Legend Senior Living, due to a problem with the proposed design and the undue stress that its design imposes on our community.

Respectfully,

Tomas and Jenny Hernandez

5210 Hawks Nest

McKinney, TX 75070

Samantha Pickett

Subject: FW: Protest of 15-233Z Legends of McKinney - Traffic pattern is dangerous and unreasonable

From: Isaac Barkel

Sent: Monday, September 21, 2015 4:51 PM

To: Contact-Planning; Planning Info

Subject: Protest of 15-233Z Legends of McKinney - Traffic pattern is dangerous and unreasonable

To whom it may concern:

I am writing to you, as the residents of our neighborhood have *severe* concerns that the plans for 15-233Z Legends of McKinney *place our children at risk and present extremely unreasonable traffic burden on the existing residents of Stone Brooke Crossing. **The plans for this community must be redesigned so that this commercial facility enters and exits only to Virginia Pkwy, and NOT Crutcher Crossing!***

Concerns:

- There is one (1) single entrance / exit to the Stone Brooke Crossing subdivision.
- As Crutcher Crossing is the main thoroughfare for the subdivision, and nearly all pedestrians, including the hundreds of children in the neighborhood, use this street as such, ***adding commercial traffic onto the street inherently increases the risk of accident to unacceptable levels. Where our children are concerned, no accidents are acceptable.***
- The normal cross-traffic speed on Virginia near Crutcher Crossing typically ranges from 45-55 mph. ***Adding additional cross-traffic to this entrance / exit flow greatly increases the risk of accident.***
- The existing traffic flow for the 400 existing households is already cumbersome; ***Adding an additional 80 units plus support personnel to the traffic flow on this street will be completely unreasonable.***
- A commercial facility should be required to use major roads, not subdivision roads which are not equipped to handle heavy equipment and shipping traffic.

Please make the responsible choice and do not endanger our children. Place the exit to this commercial facility on Virginia Pkwy where it belongs.

Thank you!

- Isaac and Jamie (and Cameron, Chloe, and Luke)

Isaac Barkel

14001 North Dallas Parkway, Suite M100, Dallas, TX 75240

Concept Plan (picture):



Samantha Pickett

Subject: FW: Case 15-233Z - Opposition Letter

From: gina duran
Sent: Monday, September 21, 2015 10:49 AM
To: Samantha Pickett;
Subject: Case 15-233Z - Opposition Letter

Ms. Pickett:

I am writing to express my opposition to the zoning change as outlined in Case #15-233Z.

First, I actually oppose anything being built in that area as we wish McKinney to stay as natural as possible, however, since I don't own it I have no control over that. However, I do oppose the zoning change as I think it needs to stay zoned the way it is in order to reduce the amount of traffic in the area. The amount of congestion the residents (myself included) of Stone Brooke Crossing have to face getting into and out of our subdivision on Crutcher Crossing is already an issue.

I have several objections to this facility being built in that space, the first being the entrance they are proposing on Crutcher Crossing. Having a multi-unit facility with access from Crutcher Crossing would drastically increase the amount of traffic causing even more congestion. This is a residential side street -- not a main road for multi-unit or commercial facilities. "If" the zoning change was approved and the facility were permitted to be built - in spite of resident objections - there should be NO entrance to it from Crutcher Crossing. That size of a facility should have 2 entrances from Virginia Parkway - not a residential side street.

My second objection has to do with my concerns regarding the noise level increase due to the additional traffic as well as the use of emergency vehicles coming in/out of that facility at all hours.

Finally, I am extremely concerned about the negative impact this would have on our neighborhood and our property values our the re-sell values of our homes.

I appreciate being allowed to voice my concerns and my opinions and the fact that I oppose this proposed zoning change, the building of this facility and it's entrance on Crutcher Crossing.

Thank you.

Cesar and Gina Duran
5213 Stoney Trail
McKinney, TX 75070