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By Kathy Wright at 8:34 am, Oct 15, 2012



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October 15, 2012

City Council
222. N. Tennessee
McKinney, Texas 75070

Subject: "Proposed PD 512 Barnes Street, Lot 458C, McKinney Outlots (CMC), .283 Acres"

Dates Requested: Planning & Zoning: Tuesday, November 22, 2012; City Council: Tuesday, December 20, 2012

Sir/Madam:

I have long admired the city of McKinney's historical downtown neighborhood and am therefore pleased to introduce a proposed planned development project to be located at 512 Barnes Street. I believe the historically inspired homes and their detailing that I am proposing to develop will compliment the character and diversity of the historic feel of the area and add critical mass to help support the commercial components of the square.

Currently zoned RS 60, please consider this letter in request of a planned development to allow for a minimum lot depth of 96.03' in lieu of 100'. Proposed lot widths exceed minimum lot widths under RS 60 zoning of 50' as lot 1 is 66.00' and lot 2 is 61.40'. Lot areas exceed required minimum lot areas under RS 60 zoning of 6,000 square feet as lot 1 is 6,360 square feet and lot is 6,007 square feet.

I feel this request has merit as the original platted lot conformed to meet the lot depth as proposed under RS 60 zoning. Over time however, due to the City of McKinney road improvements and eminent domain a current survey of the property yields a lot depth of 96.03' along Barnes Street rising to 99' on the West side of the property.

Included in this proposal are complete plans and architectural renderings to accurately and completely show what the proposed development will look like as well as it's 'feel'. In addition, I feel the size of lots are in harmony with the scale of the existing neighborhood as this lot is significantly larger than the lot sizes of the neighbors. I have included a chart to delineate direct neighboring lots for comparison.

<u>Neighboring Lot</u>	<u>Width</u>	<u>Depth</u>	<u>Size (Acres/Square Feet)</u>
606 Barnes Street (Neighboring Lot to North)	66'	126'	.19 Acres/8,316 SF
800 Griffin Street (Neighboring Lot to West)	67'	99'	.15 Acres/6,633 SF
607 Barnes Street (Neighboring Lot to East)	66'	125'	.19 Acres/8,250 SF
700 Barnes Street (Neighboring Lot to South)	50'	174'	.20 Acres/8,700 SF
701 Barnes Street (Caddy Corner Lot to SE)	67'	103'	.16 Acres/6,901 SF
612 Barnes Street Lot 1 (Current)	96.03'	126.26'	.283Acres/12,327 SF
612 Barnes Street Lot 1 (Proposed)	66'	96.03'	.15Acres/6,360 SF
612 Barnes Street Lot 2 (Proposed)	61.4'	97.57'	.14Acres/6,007 SF

Any support and consideration regarding this project will be greatly appreciated. I have spoken with neighbors in the vicinity of this project's location and the response has been overwhelmingly positive. I hope to have citizens show up in support at the meetings.

Thank you in advance for your time and consideration. I know your schedule is very busy, but I would be happy to meet at your convenience to discuss the proposed development in detail.

Respectfully,

Jason Rose
Architect/Developer