

Mr. Brian Lockley
Director of Planning
City of McKinney
P.O. Box 517
McKinney TX 75070

RE: Letter of Intent: Site Plan Submittal for a 11.997 Acre tract at the northeast corner of Community and White Avenue, McKinney, TX.

Dear Mr. Quint:

It is the intent of NEXmetro Development LLC (NMD), to develop a residential community located at the northeast corner of Community and White Avenue, in McKinney, TX. The 11.997 acre tract is currently part of the Multi-Family District under PD 98-04-24 which references RG-18, a zoning district which allows for a maximum density of 24 units per acre. This development as envisioned by NMD proposes just 12 units per acre.

The proposed site plan and development standards herein will allow for the construction of a single story detached rental home neighborhood that is a unique housing option for the McKinney area. NMD's unique hybrid housing concept is comprised of one, two and three bedroom homes consisting of 650, 950 and 1,250 square feet, respectively. Each home contains high-end finishes, 10' ceilings, floor to ceiling windows, private rear yards, granite countertops, upgrading flooring, and a fire sprinkler system, all standard with each unit. Nexmetro's residential development will be owned and operated by Nexmetro Communities, and will be developed in one phase.

This proposed development will meet or exceed all of the underlying zoning requirements. As part of this site plan request, Nexmetro requests modifications to the site plan requirements in the following areas:

- 1) Single-story structures within 150 feet of a single family residential use or zone may have windows oriented towards said use or zone.
- 2) We request a variance to McKinney Municipal Code Item §146-139 (3).a.4(i) and (ii) 'Building Massing' due to the single-family and single-story nature of the units. Please refer to proposed building elevations included herein.
- 3) We request a variance to not provide the 4 minor enhancements per McKinney Municipal Code Item §146-139 (f)(1).g. "Minor Architectural and Site Enhancements" again due to the single-family and single-story nature of the units. As a concession for this variance, the project shall provide:
 - a. Private back yard for each unit
 - b. Emphasized windows with trim and sills
 - c. Shutters on all windows over 2' in width
 - d. Varied roof pitches across the site to provide more visual interest to the project (from 6:12 to 10:12)

- e. 4 foot wide pedestrian greenbelt trail
- f. Four (4) covered park benches situated around the pedestrian trail

Our “hybrid” housing product is well-suited to changing housing trends in America and has proven to be successful in many locations throughout the country. The product appeals to several demographic groups such as young professionals, empty-nesters, seniors and pre-seniors.

We request that our application be considered by the Planning & Zoning Commission on February 9th, and if necessary, the City Council on March 1st, 2016.

Respectfully,



Jon Van De Voorde
Vice President
NEXmetro Development LLC