



**JR ROSE
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DEVELOPERS**
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January 7, 2014

City of McKinney
222. N. Tennessee
McKinney, Texas 75070

Subject: "Proposed PD 310 N Chestnut Street, Lot 2,Block 64, McKinney Original Donation .30 Acres"

Sir/Madam:

Please accept this letter of intent in regards to a proposed development comprised under MTC zoning. The density and proposed style of these urban loft style multi-family residences is appropriate as this area is a transitional area between commercial usages along highway 5 and older residential neighborhoods and will help to bring a critical mass of residential units within walking distance to the square to support the square's revitalization. I believe the historically inspired multi-family residences and their detailing that I am proposing 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 located on the edge of and zoned MTC (McKinney Town Center), please consider this letter in request of a Planned Development to allow for the development of multi-family residences under allowable multifamily uses within MTC zoning. In addition, we are requesting a garage door design exception as these are rear facing garages.

Included in this proposal are site plans, architectural renderings, and floor plans to accurately and completely show what the proposed development will look like. Each residence contains 1,300 square feet of air conditioned area or 1,589 total covered area. There are seven (7) total living units.

In our prior projects we have found many of the downtown business owners desire to live in close proximity to their businesses and just currently welcomed one of the downtown women's dress shop owner as a new resident this week.

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

Jason Rose
Architect/Developer

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By Brandon Opiela at 9:57 am, Jan 08, 2014