



May 28, 2013
PI No: 1560-13-037

Ms. Samantha Gleinser
Planning Department
CITY OF MCKINNEY
221 N. Tennessee Street
McKinney, Texas 75069

Re: OXFORD ASSISTED LIVING
Lot 1R, Block A, Highlands Addition
McKinney, Texas

Dear Ms. Gleinser:

Please accept this letter as evidence of our intent to file a zoning change request for one lot on the east side of Orchid Drive, approximately 350 feet north of Eldorado Parkway.

The site consists of 32.94 acres of land in the Highlands addition to the City of McKinney. The existing zoning is Planned Development (Ord. No. 99-02-24). The property owner is McKinney Fellowship Bible Church (now called Christ Fellowship). The owner is in negotiation to sell a portion of the property (approx. 6 Acres), along the southern boundary for construction of an assisted living facility, a portion of which would be devoted to memory care. The owner requests a modification of the existing Planned Development to allow "Assisted Living" as an additional use, with a maximum building height of 40 feet (two-story) for that use. As required with a PD zoning change request, exceptional quality will be provided in the form of enhanced landscaping. Specifically, the southernmost access drive will become the main entrance to the assisted living facility. The developer will install new canopy trees on either side of the drive aisle at a spacing of 40 feet as shown on Zoning Exhibit "B". This will provide eighteen (18) canopy trees which would be in addition to any trees required by the landscape ordinance.

Please accept this zoning change request for consideration at the November 12, 2013 Planning & Zoning Commission meeting and December 3, 2013 City Council meeting.

Sincerely,



Arlyn W. Samuelson, PE

AWS/mdl
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cc: Pat Ayars, Oxford Holdings
Brandon Pogue, The Pogue Group