

May 19, 2014

City of McKinney Planning Department
221 N. Tennessee St.
McKinney, TX 75069

Re: Letter of Intent – Expansion of PD for Emerald Cottages at Stonefield

Dear Sir or Madam,

This application is to rezone two lots located on the east side of Alma Drive, north of El Dorado Parkway to accommodate residential cottages for seniors. A 5.25 tract (Phase 1) of land is currently zoned PD for this development and we are requesting to expand the PD zoning to be consistent for both lots. The total acreage of this rezoning request is approximately 7.29 acres. Emerald Cottages of Stonebridge is seeking this rezoning to allow for the development of a well-planned senior living development on the property. The project will fall under the Multifamily dwelling (Senior) zoning use classification within the city's Zoning Ordinance.

The intent of this request is to impose the most restrictive zoning classification on the property that will allow for this use. We all want to ensure that the zoning on the property is limited to the proposed cottage development and cannot be used to facilitate the development of a traditional multifamily development.

The property is currently located within PD 1621 and PD 13 and is undeveloped. We are proposing a one-story, low density residential development on the property. This is more in keeping with the adjacent land uses and is supported by our neighbors.

We are requesting that the subject property be rezoned to a Planned Development District (PD) with an MF-1 base zoning district to allow for the cottage use. We would like the zoning to be tied to the submitted site plan. The plan is to allow for 44 cottage-style dwelling units, located in a fourplex-type arrangement on the property and an office to serve the residents. The units will be single-story and restricted to seniors. The units will share a single lot, which makes them multifamily, but really functions like patio homes.

This rezoning request is triggered by the need to incorporate the additional land into the PD zoning. The city would consider this a multifamily land use. We are seeking to have the PD tie the development of the property to a conceptual

site plan and landscape plan. This is a very innovative project and one not common in the D/FW Metroplex. The Emerald Cottages will be an innovative and needed land use in McKinney. This is an active senior facility where people can live when they want to move out of a traditional single-family home into a setting where they still have their own place and are not living in a traditional apartment setting. This proposal is going above and beyond what the standard zoning requires due to the low density, configuration and urban design of the project.

We are seeking to create a PD to specifically allow this use in the expansion area and this will require modifications to the existing PD. Specifically, we are asking for modifications to the screening requirements. We are specially asking that a 6-foot masonry wall not be required adjacent to the single-family residential districts to our north and east.

The site consists of two platted lots, located approximately 820 feet north of El Dorado Parkway and 110 feet south of Ty Circle. The property is rectangular in shape in the rear and the expansion area is trapezoidal along Alma Drive.

Specifically, we are asking for the following:

1. A Planned Development District with a MF-1 base zoning district to accommodate a single-story senior living cottage development.
2. We would like the PD to be tied to the submitted site plan and landscape plan.
3. We are seeking relief from the requirement to provide a masonry screening wall between our site and the adjacent single-family residences.

We would like to be heard at the earliest available Planning and Zoning Commission.

With kind regards,



Robert B. Baldwin, AICP