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January 11, 2015

Plan Commission
City of McKinney

Chairman and Commissioners:

Subject Properties -

800 Harmony Lane – Lot 9 Block K, Chapel Hill 2

900 Hermitage – Lot 8 Block H, Chapel Hill 2

Total Acreage - .25 Acres

Existing Zoning – Ordinances 2004-02-17 & 2004-08-087

Requested Dates – P&Z 10/28/14 Council 11/18/14

Thank you considering our request to adjust some of the side yard setbacks in the Chapel Hill PD to rectify some oversights in the layout of a few lots. Adolphus Homes recently purchased the lots in Phases 2A and 2B from another builder/developer.

As we started to draw site plans for some of the lots we discovered that the street alignments and curves along with the 10' side building line adjacent to streets cut into the buildable areas. Since these are patio homes the building pad size is critical. We do not know why these lots are slightly smaller. There could be a number of reasons.

We have reviewed all of the lots and found two of the lots that have pad sizes that are substantially smaller than the others.

Tract 1 - 900 Hermitage :

This section of Chapel Hill was intended to have 30' wide homes. We are asking that the side yard at at corner setback be reduced 2'-6" to 7'-6" so the home will be consistent with the size,look and value of the other homes. The shape of the land and the need of the streets to line up left this lot narrower and on a curve that cuts into the width.

Tract 2 - 800 Harmony:

This section of Chapel Hill was intended to have 30' and 40' wide homes. We are asking that the side yard at corner setback be reduced 3' to 7' so the home will be consistent with the size and look intended. We have modified a plan to fit into the requested side yard. Here too the shape of the land and the need of the streets to line up left this lot narrower and on a curve that cuts into the width.

Thank you for your consideration.

Scott B. Roberts, Architect N.C.A.R.B.