

Baldwin
Associates

July 10, 2013

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

Re: Letter of Intent – Emerald Cottages at Stonefield- 13-122Z

Dear Sir or Madam,

This application is to rezone a portion of the property located at the northeast corner of the intersection of El Dorado Parkway and Alma Drive to accommodate residential cottages for seniors. The total acreage of the rezoning request is approximately 5.25 acres. Emerald Cottages, LLC., 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 have been working with our neighbors and there is support from the Stonebridge Ranch Commercial Association for the cottage development. 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. That is why we are proposing to include a conceptual plan and landscape plan to this application.

The property is currently located within PD 1621 and is vacant. The property is zoned for office uses. In our discussions with our neighbors, we sense concern with the possible development of the property under the current zoning. 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 34 cottage-style dwelling units, located in a fourplex-type arrangement on the property. 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 modify the current zoning to allow for the proposed use. The city would consider this a multifamily land use and the current zoning does not allow for this use. We are seeking to have the PD tie the development of the property to a conceptual site plan and landscape plan. As mentioned previously, the current zoning on the property would allow office uses. We believe that a PD for low-density multifamily uses is superior to the current zoning. 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 and this will require modifications to the existing zoning and landscaping requirements. 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 is an unplatted, piece of land, located approximately 820 feet north of El Dorado Parkway and 110 feet south of Ty Circle. The property is rectangular in shape and is situated approximately 220 feet east of Alma Drive. The property is approximately 655 long and 350 feet in width.

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 July 23, 2013 Planning and Zoning Commission hearing and the August 20, 2013 City Council meeting.

With kind regards,



Robert B. Baldwin, AICP