

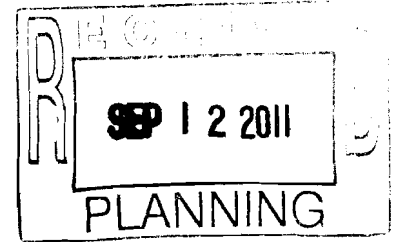
Roadway Improvement Variance Request



JR ROSE
ARCHITECTS
DEVELOPERS
*Imagine,
Believe,
Build.*

September 12, 2011

City Council
222. N. Tennessee
McKinney, Texas 75070



Subject: "Proposed Kathryn Commons Townhouse Addition at 505 S. Tennessee, McKinney"

Sir/Madam:

I have long admired the city of McKinney's historical downtown square and surrounding area and am therefore pleased to introduce a proposed townhome project to be located at 505 S. Tennessee Street. I believe the townhomes that I am proposing to develop will compliment the character and diversity of the historic feel of the square and add critical mass to help support the commercial components of the square.

Please consider this letter in request of a variance regarding road improvements to Walnut Street which will side this proposed project of five residential townhomes. I feel this request is merited by the minimal amount of usage upon Walnut Street as well as the short travel distance that my project will require. Fire access requirements are met entirely along Tennessee as well.

Included in this proposal are complete plans and representations to accurately and completely show what the proposed development will look like as well as it's 'feel'. I will propose this project as a Planned Development in the upcoming weeks to the Planning department.

Any support and consideration regarding this project will be greatly appreciated. I have spoken with neighbors in the vicinity of this project's location and the response has been overwhelmingly positive. I hope to have citizens show up in support at the meetings.

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
Architect/Developer

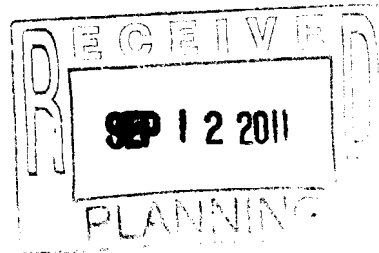
Fee Abatement Request



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I am currently building similar neighborhoods in Lewisville, Grapevine, and Coppel and these projects may be viewed on my website jrrosearchitect.com. The proposed Kathryn Commons Addition are intended to be for sale and the proposed sales price will be \$140,000 per townhome. This will represent a total taxable value of \$700,000 versus the \$20,000 the vacant lot currently is assessed at per the Collin County CAD.

I would like to officially request abatement of impact fees and permitting costs associated with this development to provide me with the initial startup capital and ease the acquisition of financing costs given the difficult lending environment as well as to provide me with the seeding capital to explore and acquire more development sites within the area.

I feel this request has merit given the increase in taxable value in relation to the nominal impact that this development will have on infrastructure improvement as this land has existing utility connections and roadway.

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