



September 9, 2015

Samantha Pickett
Planner II
221 N. Tennessee
McKinney, Texas 75069

RE: REVISED Letter of Intent – Straight Zoning Request
Approximately 6.9 Acres
SW Corner of Virginia Pkwy and Crutcher Crossing

Dear Ms. Pickett:

Please accept this correspondence as our revised formal Letter of Intent for our submittal of a Straight Zoning Application for the above referenced property. We are seeking to modify the existing zoning from *Planned Development-Ordinance 97-05-34* to a straight *C1-Neighborhood Commercial District* zoning.

Legend Senior Living operates 35 senior housing and care residences (representing 2,382 units) in Florida, Kansas, Colorado, Oklahoma, and Texas. Our presence in Texas is focused in the DFW area, with properties in Fort Worth, Denton, Grapevine, Flower Mound, Coppell, and Rockwall. Our company is dedicated to providing the highest standards of quality of service, environment, and care to residents and their families.

Our market analysis and demographic study of the demand for senior housing services has identified the above referenced property as an ideal location for a new care facility. The site is centrally located within the city limits, which would provide easy access for future residents and their families. The site is also within one mile of several hundred independent living units that currently have no assisted living or memory care services on site. We are proposing 73 assisted living units and 18 memory care units. Through a combination of private and shared units, the total bed count will be 101. Each resident will receive care, meals, and assistance with their daily living tasks and medications by our trained and licensed staff.

We have included a concept site plan for informational purposes only.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 316-616-6288 or at randall.johnson@legendseniorliving.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall Johnson", written over a white background.

Randall Johnson
Vice-President, Development