



**From:** David Geise

**Sent:** Wednesday, January 3, 2018 3:12 PM

**To:** Samantha Pickett

; Brian Lockley

**Subject:** Objection to Rezoning Property on Ridge Road (Case 17-275Z)

Melissa, Samantha and Brian:

My wife and I have a home at 4800 Lasso Lane. We've lived there for 9 years. We are retired and hoped to stay in this home for many years. We are now less hopeful that we will be able to remain in our home. When we bought our home, DR Horton representatives told us that the land behind our property would become a park. Perhaps developers should be required to truthfully disclose how adjacent property could be used. There are truth in lending laws for banks, perhaps truth in real estate sales would offer similar protections to prospective home buyers.

EDW Architectonics has proposed (case 17-275Z) that McKinney rezone the property between Chisholm Trail and Silverton Ave. fronting Ridge Road from O1 (Neighborhood Office District) to C1 (Neighborhood Commercial District).

We oppose this rezoning for several reasons:

- 1) Introducing retail businesses will decrease our property value
- 2) Multistory buildings will eliminate backyard privacy
- 3) Retail businesses will increase noise levels from early morning to late at night
- 4) Retail businesses will require excessive lighting which will bleed into our backyard
- 5) Retail businesses will increase neighborhood vandalism
- 6) Some retail businesses could introduce unsavory elements into the neighborhood (bars, adult bookstore and/or video rentals, adult themed businesses, etc.)
- 7) Retail businesses will increase neighborhood litter
- 8) Due to the massive commercial construction projects either completed or in-progress on Ridge Road near our neighborhood, traffic congestion has increased substantially. This new development will make this congestion dangerously worse because of traffic going into and out of retail establishments. Additionally, the project will eliminate over 70% of the driveway currently used to drop off/pick up children from the Learning Experience day care center (located on the southeast corner of Ridge Road and Chisholm Trail. These cars will be forced to queue up either on Ridge Road and/or Chisholm Trail. Furthermore, on school days a large number of children wait at the northeast corner of Chisholm Trail and Ridge Road to catch an Allen ISD school bus. An accident in this area could result in the injury and/or death of these children.

Thanks in advance for your consideration of these concerns.

David  
and Sara  
Geise

"Our species needs, and deserves, a citizenry with minds wide awake and a basic understanding of how the world works." - Carl Sagan