

Samantha Pickett

Subject: FW: Stonebrooke Crossing zoning

From:

Sent: Thursday, September 17, 2015 2:33 PM

To: Samantha Pickett

Subject: Stonebrooke Crossing zoning

Hello, I am a resident in Stone Brooke Crossing since 2001. I am highly against the zoning issue case #15233z. I have no problem with them building an assisted living facility. However, I am very against the prospect of them allowing commercial traffic onto Crutcher Crossing. There is already a serious traffic/congestion problem on Crutcher Crossing. This is the main entrance/exit for this community of over 1,000 people. The problem is so great that they have plans to put a traffic light at this entrance. I beg you to please do not allow Crutcher Crossing to be opened up to commercial traffic.

Thank you,

Jennifer Morrissey

Sent from my iPhone

Samantha Pickett

Subject: FW: Opposition to Case # 15233Z Zoning Change Request

From: Tomas Hernandez

Sent: Thursday, September 17, 2015 6:03 PM

To: Samantha Pickett

Subject: Opposition to Case # 15233Z Zoning Change Request

Dear Ms. Spickett,

I recently moved away from an area in Dallas Texas with a high propensity of modify zoning laws from residential zoning to commercial zoning. I moved to Stone Brooke Crossing, a private community in McKinney, TX, in order to escape the rampant and excessive commercial development in Dallas that was being masked as neighborhood development. To my disappointment, I recently discovered that a Letter of Intent-Straight Zoning Request was submitted to your office by Legend Senior Living in August 2015 (Case # 15233Z), to change the zoning from Planned Development Ordinance 97-05-34 to a C1-Neighborhood Commercial District Zoning.

While I'm not opposed to business development in my new city, after all I did move to one of the fastest growing cities in the nation, I am opposed to commercial development with close proximity to a residential neighborhood, especially when that development impedes the flow of residents into and out of their community.

The senior living developer proposes to build 91 specialized senior units. The development map clearly displays the proposal to build the main entrance into the facility from Crutcher Crossing. Not only is Crutcher Crossing a residential neighborhood street, it is the main artery into and out of Stone Brooke Crossing. To allow the developer to change the zoning of this property and therefore allow them to build their proposed facility as planned, will choke the flow into our private community. A commercial facility such as they propose, will produce traffic from staff, residents, visitors, city vehicles and emergency vehicles that routinely visit these types of senior facilities. Not to mention the noise of these emergency vehicles.

Additionally, I am concerned that if your office were to approve the change in zoning request for this facility, it will set a precedent for future adjacent commercial developments to use Crutcher Crossing as their entry point as well. The proposed design of the facility will further exacerbate an already congested intersection and certainly change the welcoming nature of the landscape of our beautiful neighborhood.

I ask that your office please consider denying the proposed change of zoning request by Legend Senior Living, due to a problem with the proposed design and the undue stress that its design imposes on our community.

Respectfully,

Tomas and Jenny Hernandez

5210 Hawks Nest

McKinney, TX 75070