

**RECEIVED**

By Planning Department at 3:06 pm, May 11, 2016



May 11, 2016

Mr. Brian Lockley, Executive Director  
Mr. Aaron Bloxham, Planner  
CITY OF MCKINNEY PLANNING DEPARTMENT  
221 N. Tennessee Street  
McKinney, Texas 75069

RE: ARTISTRY Senior Residences at Craig Ranch  
Notification Request to Appeal at Planning & Zoning Commission  
Meeting Date: May 24, 2016

Gentlemen,

Please accept the following materials related to our Façade Plan Review Application for the ARTISTRY Senior Residences at Craig Ranch.

It appears our team can successfully respond to requirements as set forth by city ordinances and reviewed for comment by all departments, but wanted to request an appeal to the Planning and Zoning Commission based upon the ordinance requirement for a minimum of two enhancements identified within the checklist section entitled, "Major Architectural and Site Enhancements."

In addition to other minimum standards required for approval by staff, GARDNER proposes to meet the above-referenced ordinance requirement by incorporating two major architectural and site enhancements for multi-family residential as listed in EXHIBIT A, Section 146-139 (F) (1) (ii & v):

ii.) *"Each unit is provided a private balcony or porch that is at least 50 square feet in area. Balconies shall be designed so that the visual and auditory intrusions on private outdoor space of other units or adjacent developments are minimized;"*

GARDNER has included private balconies and this meets our first enhancement requirement.

v.) *"Another major architectural or site enhancement as approved by planning and zoning commission as part of the site plan approval process which is comparable to the significance of the other elements listed herein may count as one of the required elements."*

GARDNER has included additional outdoor living spaces and programed open space that was an integral part of our original senior living site plan that met the innovative and exceptional quality design" threshold required for submittal to both the Planning & Zoning Commission and City Council and was approved via CASE #15-215SP on October 6, 2015. Hence, we submit additional design for outdoor living spaces and programed open space design meets our second enhancement requirement.

We respectfully request Planning & Zoning Commission and staff to consider these two major architectural and site enhancements as meeting the minimum requirement for our Façade Plan Review Application, and in particular the outdoor living spaces and programed open space referenced under section "v."



Please confirm that our appeal notification is satisfactory and meets your requirements. If you have any questions or comments, please call me direct at 248.752.6622 or email me at [jpalmer@gardnercapital.com](mailto:jpalmer@gardnercapital.com).

Thank you for your generous consideration.

Respectfully,

A handwritten signature in black ink, appearing to read 'John W. Palmer'.

John W. Palmer  
Vice President