



July 30, 2012

Kevin Spath, AICP, CFM
Director of Planning
308 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Rezoning Request
9.48 acres on McKinney Ranch Parkway approximately 1,000 feet west of
Ridge Road**

Dear Mr. Spath:

Please accept this correspondence as my Client's formal Letter of Intent for a proposed rezoning of the subject property. The property was rezoned in 2002 to be consistent with the REC Overlay District. Subsequent to the 2002 zoning, the properties to the east, the south and the southeast were rezoned to specifically address parking standards, parking layout and general site circulation-parking items. This request is consistent with the rezoning requests granted in 2006 and 2007 for the surrounding properties. This request is only for the parking requirements to be consistent with the adjacent land uses.

My Client is proposing a product similar to "The Alexan" located immediately south of the subject property along McKinney Ranch Parkway with individual "tuck-under" parking garages. The character of the façade and the elevations being considered are similar to that of the "The Alexan", and the functionality of the tuck-under is similar in nature. It is not feasible to provide 1 "garage" for every unit on the property. We respectfully request staff and city consideration of this one minor stipulation.

During various City Council work sessions and regular meetings, the Council has referenced that McKinney Multi-Family projects need to have requirements that maintain a "high level of quality." We are proposing to offset the perceived drop in quality from the elimination of one garage for every unit by adopting enhanced architectural standards for the subject property.



Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at levi.wild@sanchezassociates.net if this is more convenient.

Regards,

A handwritten signature in black ink, appearing to read 'L. Wild', with a long horizontal flourish extending to the right.

Levi A. Wild, P.E.
Project Manager

CC: Gene Phillips, Pillar Income Asset Management
Brandon Bolin, Ground Floor Development
Bill Dahlstrom, Jackson- Walker, PC
File