

Samantha Pickett

Subject: FW: 15-113Z. Vintage Place

From: Greg Griffin

Sent: Wednesday, June 17, 2015 7:09 PM

To: Samantha Pickett

Cc: Robert Sampsell

Subject: 15-113Z. Vintage Place

Dear Ms. Pickett:

I am a Chapel Hill resident whose property borders the portion of the proposed subdivision behind the church. I have several concerns:

With CH adding Phase 2 homes (in process of build-out) and the townhouse development on Rockhill/Graves/Wilson Creek beginning, has McKinney studied the impact on traffic from an additional 58 homes?

My property is about 3.5-4 feet below the grade of the new subdivision. With the new 2 story homes planned 15 feet from the property line, I have concerns about the current retaining wall's integrity, run-off issues and my property being impacted by the height of the proposed home(s).

We enjoy 2 mature trees planted approx. 6 feet from the property line on the former church property. They shade our property and provide a habitat for squirrels, cardinals and blue jays. We planned our landscaping keeping in mind the shade those trees provide. I would appreciate it if the City would prohibit the developer from destroying the trees.

We live in a PD of patio homes. Outside space is limited and privacy is a major concern. Our homes have been designed so that our neighbors cannot look out/down, into our private space. I am concerned that a new subdivision of 2 story homes bordering our yards would have a clear view into our private outdoor space and homes, depriving us of the enjoyment we now have. In my case, with my property below grade, the problem is worse.

The planned 6 foot white vinyl fencing is NOT consistent with the feel of the Historic District. It is loud and garish. Simply look at "Savannah" on 380 west of Prosper to see an example of what this developer has planned. Is this how you envision our Historic District?

My husband and I, like most of the CH residents, downsized to spend our retirement years here. Few neighborhoods like ours exist in this area. I hope you can appreciate that we are not trying to be difficult or fight progress, rather we are trying to live out our lives in a quiet, private community in a wonderful city. We lived in Southern California in the 1940s-1980s and saw how uncaring developers and hands-off planners contributed to the miserable mess they now find themselves in. I sincerely hope McKinney doesn't proceed down the same path.

I appreciate the consideration you will give these matters as you review the developer's proposal.

Kind regards,
Maureen Griffin

832 Chapel Hill Lane

Samantha Pickett

Subject: FW: Tree preservation concerns 15-113Z

From: Francis Griffin
Sent: Monday, June 15, 2015 4:48 PM
To: Emily Braht
Subject: Tree preservation concerns

Dear Ms. Braht:

I am a resident of Chapel Hill, a small community of patio homes bordering the Historic District, occupied primarily by residents over the age of 55. A tract bordering CH is being rezoned (15-113Z). Quite a few of us have concerns regarding water run-off issues, privacy and tree retention. I understand and wholly support the City's commitment to preserve trees and set an aesthetically pleasing standard for all new development. I joined the McKinney Garden Club when I moved here to assist in some of the projects intended to enrich the park experience for residents.

It is my understanding workers on the subject property recently informed a CH resident they were marking trees on the large tract for removal. I would like to speak with you and perhaps even meet with you to discuss the City's position on the existing trees. Specifically, the CH residents have an interest in trees bordering the property line which provide shade and other benefit to the CH residents (habitat for squirrels, birds ...). These trees will also provide some privacy, with two story construction being planned. Many of us landscaped our yards with the shade of those trees determining the turf and plant choices. In my case, I spent \$30,000.00, not a small investment for a retiree.

I look forward to discussing this matter with you.

Kind regards,

Maureen Griffin
832 Chapel Hill Lane