



January 19, 2018

City of McKinney  
Planning Department  
221 N. Tennessee St.  
McKinney, TX 75069

RE: Letter of Intent - Zoning Request for southwest corner of Community Ave and future Bloomdale Road

To whom it may concern,

On behalf of RWR Partners LP, the owner of 77.85 acres located on the west side of Community Avenue at Bloomdale Road, I am submitting a request to rezone approximately 16.9 acres located at the southwest corner of Community Avenue and future Bloomdale Road from Planned Development-Office/Residential to Commercial-2. As depicted on the attached zoning exhibit for Ordinance No. 2002-03-021, 4.1 acres of the property is presently zoning PD-Office and the remainder of the property is zoned PD-Residential.

In recent months, representatives of RWR Partners have been working with the City of McKinney and their consulting engineer to finalize the design of the extension of Bloomdale Road between Community Avenue and Hardin Boulevard. In doing so, design and funding constraints were encountered with the bridge and the adjacent floodplain that will prevent the construction of a left turn lane within eastbound Bloomdale Road to serve the retail corner located at the northwest corner of Bloomdale Road and Community Avenue.

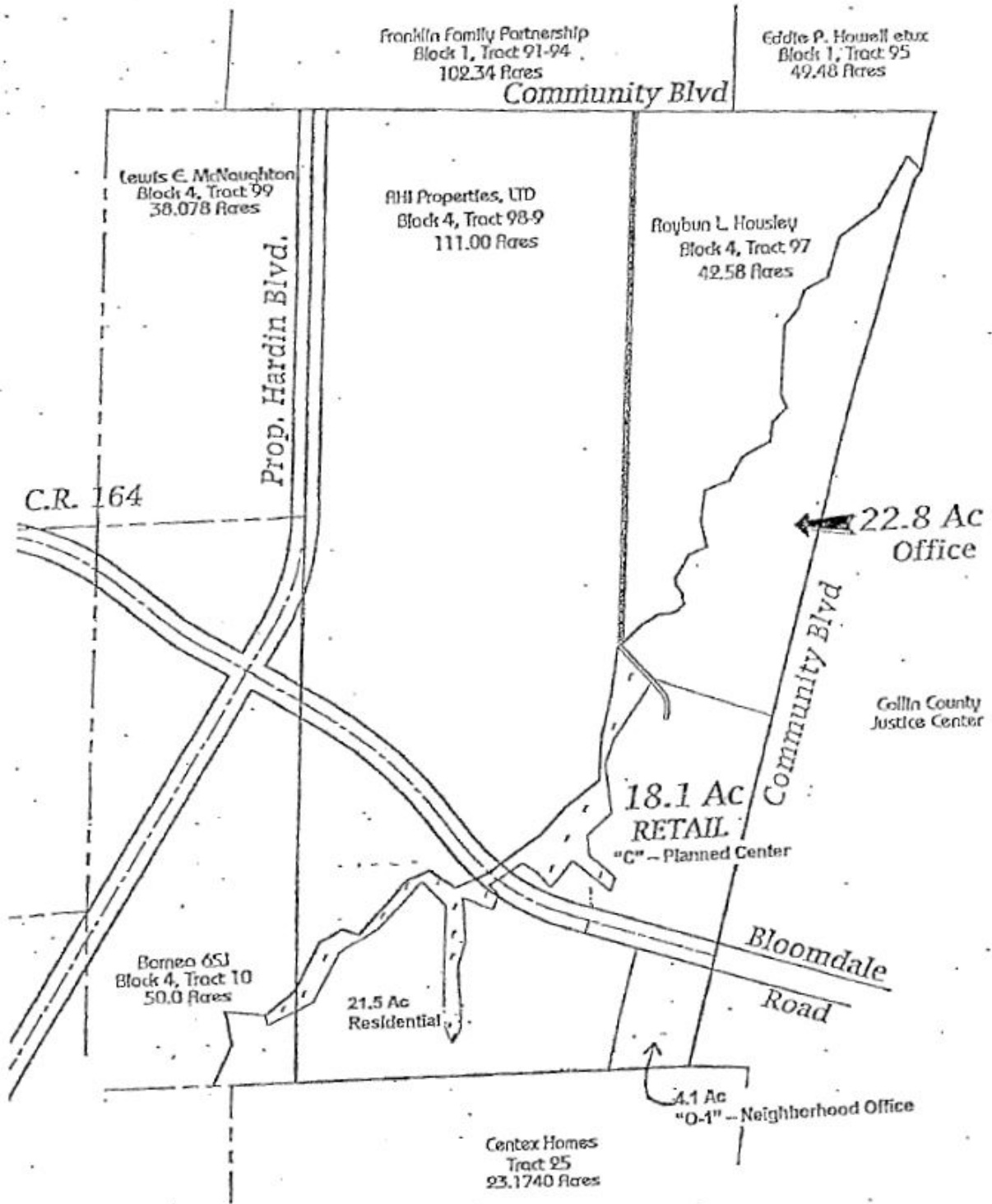
With the northwest corner of the intersection being zoned Retail (C-Planned Center) and now having diminished access, we feel that the southwest corner of the intersection is more appropriate for retail and commercial uses than the northwest corner. In visiting with the Engineering staff, it has been determined that the southwest corner of the intersection will have direct vehicular access from all directions, eastbound and westbound Bloomdale Road and northbound and southbound Community Avenue, via standard curb cuts and future median openings and left turn lanes. Because the southwest corner of the intersection is now the more viable corner, we are requesting that the City approve our request for Commercial zoning.

If further information is needed for the City's review of this zoning request, please contact me at (214) 618-3811. Thank you for your assistance.

Sincerely,

Douglas C. Mousel  
Vice President of Residential Development  
LandPlan Development Corp.

# Current Zoning – PD-Office/Retail/Residential



# Aerial – West Side of Community Boulevard at Bloomdale Road

