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February 4, 2013

City Council
222. N. Tennessee
McKinney, Texas 75070

Subject: *“Proposed PD 512 Barnes Street, Lot 458C, McKinney Outlots (CMC), .283 Acres”*

Dates Requested: Planning & Zoning: Tuesday, March 12, 2013; City Council: Tuesday, April 2, 2013

Sir/Madam:

I have long admired the city of McKinney’s historical downtown neighborhood and am therefore pleased to introduce a proposed planned development project to be located at 512 Barnes Street. I believe the historically inspired homes and their detailing that I am proposing to develop will compliment the character and diversity of the historic feel of the area and add critical mass to help support the commercial components of the square.

Currently zoned RS 60, please consider this letter in request to rezone to a Planned Development RD-30 Duplex District. I feel this request has merit as the original platted lot conformed to meet the lot dimensions as proposed under RD-30 zoning. Included in this proposal are a site layout and architectural renderings to accurately and completely show what the proposed development will look like as well as it’s ‘feel’. In addition, I feel that the size of the lot is in harmony with the scale of the existing neighborhood as this lot is significantly larger than the lot sizes of the neighbors. I have included a chart to delineate direct neighboring lots for comparison.

<u>Neighboring Lot</u>	<u>Width</u>	<u>Depth</u>	<u>Size (Acres/Square Feet)</u>
606 Barnes Street (Neighboring Lot to North)	66’	126’	.19 Acres/8,316 SF
800 Griffin Street (Neighboring Lot to West)	67’	99’	.15 Acres/6,633 SF
607 Barnes Street (Neighboring Lot to East)	66’	125’	.19 Acres/8,250 SF
700 Barnes Street (Neighboring Lot to South)	50’	174’	.20 Acres/8,700 SF
701 Barnes Street (Caddy Corner Lot to SE)	67’	103’	.16 Acres/6,901 SF
612 Barnes Street Lot 1 (Current)	96.03’	126.26’	.283Acres/12,327 SF
612 Barnes Street Lot 1 (Proposed)	66’	96.03’	.15Acres/6,360 SF
612 Barnes Street Lot 2 (Proposed)	61.4’	97.57’	.14Acres/6,007 SF

Any support and consideration regarding this project will be greatly appreciated. I have spoken with neighbors in the vicinity of this project’s location and the response has been overwhelmingly positive. I hope to have citizens show up in support at the meetings.

Thank you in advance for your time and consideration. I know your schedule is very busy, but I would be happy to meet at your convenience to discuss the proposed development in detail.

Respectfully,

Jason Rose

Jason Rose
Architect/Developer