

January 13, 2021

Mr. Clayton Comstock
Director of Planning
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

**RE: Village Cooperative of Century Hills
Zoning Application – Planned Development
Letter of Intent
McAdams Job No. 2020310364**

Dear Mr. Comstock,

The purpose of this Letter of Intent is to accompany the applications for a Zoning Change / Residential Planned Development (AG to PD – Base Zoning: R7-MF), and Zoning Site Plan. Located at 8337 Davis Boulevard/FM 193, south of North Tarrant Pkwy and north of Thornbridge Drive, Village Cooperative of Century Hills is a 3.459 acres proposed senior living development. The development consists of one (1) lot including one (1) building and consisting of 55 units.

The required building setbacks for R7-MF zoning have been fulfilled on the entire lot. We are requesting a 1.5 per unit parking ratio and have submitted a parking study. We are proposing a 6' masonry screening wall along the residential properties. The site will not require a detention basin and when the remainder of the lot is developed, an access easement has been provided to Bridle Path Lane. We are proposing an ingress/egress on the drive connecting to Davis Blvd. and an emergency access only at the connection to Clara Drive.

If you have any questions or need anything else, please do not hesitate to contact us.

Sincerely,

MCADAMS



Justin L. Lansdowne, P.E.
Project Manager