

RE: Support for CASE NO.: PD-2145R5-C, Arbor Manors Addition Retail

Dear City Council and Planning Members,

I wish to express my support for above referenced development -Arbor Manors Retail . I am aware that the proposed project will include two national brand restaurants, Smashburger and Einstein’s Bros. Bagel totaling 4,800 square feet ( featuring a single lane drive thru opportunity along with a 300 square foot al fresco dining area) together with an additional 5,500 square feet of first class street level retail space. I also understand that each restaurant will have limited operating hours and little or no alcohol sales.

The use is consistent with the *Coppell Comprehensive Plan* and the building proposed can be built under the guidelines set out in the underlying *Commercial Zoning* currently designated for the location with a variance to increase the allowable sign area by 10% and recognition of the two fully articulated end caps along the private drives as storefront façade in order to allow prototype signage for the two national restaurant users on the north and south ends of the building.

As a resident of Coppell I believe this building and its tenants will be an asset to the community, helping to enhance the streetscape at the intersection of the City’s primary commercial corridors by setting aside nearly 40% of the site as green space area in addition to providing a first class building and retail experience. Arbor Manors Retail will provide fellow residents a one of a kind “Coppell” option for their restaurant and retail experiences. I urge you to support the proposed Arbor Manors Retail and approve the request as submitted to make this project a reality. Thank you.

Sincerely,

Name:\_\_\_\_\_

Address:\_\_\_\_\_

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