



## PLANNING

**To: Mayor and Town Council**

**From: David Hoover, AICP, Director of Development Services**

**Through: Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager**

**Re: Planned Development for Rock Creek Church**

**Town Council Meeting – January 9, 2024**

**Strategic Visioning Priority: 3. Commercial Corridors are ready for Development**

**Agenda Item:**

Conduct a Public Hearing and consider and act upon a request for a Planned Development for a House of Worship on 26.1± acres, on Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive. The property is zoned Agricultural. (ZONE-23-0030)

**Description of Agenda Item:**

The purpose of this request is to rezone the property from Agricultural to a Planned Development with a base zoning of Office with 50% lot coverage. The intent of the request is to construct a new worship building. This building, the existing structure, and all associated parking will result in 32% lot coverage. The current Agricultural District allows for a maximum lot coverage of 20%. The Office District allows for a maximum lot coverage of 30%. The increase in maximum lot coverage in the Planned Development will allow the house of worship to comply with the zoning regulations while having a base zoning compatible with the surrounding area.

	<b><i>Agricultural</i></b>	<b><i>Office</i></b>
<b><i>Min. Lot Area (Ft.<sup>2</sup>)</i></b>	87,120 (2 Acres)	7,000
<b><i>Min. Lot Width (Ft.)</i></b>	200	70
<b><i>Min. Lot Depth (Ft.)</i></b>	200	100
<b><i>Min. Front Setback (Ft.)</i></b>	40	30
<b><i>Min. Side Setback (Ft.)</i></b>	20, 25 (KL)	10 (NR), 25 (1R), 40 (2R)
<b><i>Min. Rear Setback (Ft.)</i></b>	20	10 (NR), 25 (1R), 40 (2R)
<b><i>Max. Lot Coverage (%)</i></b>	20	30

KL = Key Lot or Corner Lot  
 NR = Adjacent to Non-Residential  
 1R = 1-Story Adjacent to Residential  
 2R = 2-Story Adjacent to Residential

The zoning and land use of the surrounding properties are as follows:

**Uses:**

The list of allowed uses within this Planned Development are far less than what is permitted by the Office District. In the Office District, there are 32 uses permitted by right, 7 uses permitted with conditional standards, and 12 uses permitted with a Specific Use Permit. This Planned Development only allows for 3 uses permitted by right and 1 use permitted with a Specific Use Permit as shown below:

- By Right:
  - House of Worship
  - Rectory
  - School, Private or Parochial
  
- With a Specific Use Permit:
  - School, Private or Parochial

**Compatibility:**

This zoning change would not be seen as out of character due to surrounding properties having similar zoning and uses that are compatible with the proposed use. The property to the east, a Planned Development with the Office District as the base zoning, demonstrates that the Office District is suitable for this area. Additionally, the intended use is compatible with the residential area to the south and the school to the west.

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agricultural	House of Worship	Retail & Neighborhood Services
<b>North</b>	ETJ	Residential	ETJ
<b>East</b>	Planned Development-113	Medical Office	Retail & Neighborhood Services
<b>South</b>	Planned Development-14	Residential	Medium Density Residential
<b>West</b>	Agricultural	Public School	Retail & Neighborhood Services

**Future Land Use Plan:**

The Future Land Use Plan recommends Retail & Neighborhood Services. The proposed zoning request conforms to the Future Land Use Plan.

**Thoroughfare Plan:**

This property has direct access to West First Street.

**Parks Master Plan:**

The Parks Master Plan does not indicate a park is needed on the subject property.

**Major Creek:**

This property is south of Button Branch.

**Budget Impact:**

There is no budgetary impact affiliated with this item.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

**Attached Documents:**

1. Aerial and Zoning Maps
2. Survey
3. Letter of Intent
4. Development Standards
5. Conceptual Plan
6. Development Schedule
7. Elevations

**Town Staff Recommendation:**

Town Staff recommends approval of the request for a Planned Development for a House of Worship on 26.1± acres, on Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive. Due to this item being on the Planning & Zoning Commission agenda for November 7, 2023, this staff report was completed prior to their recommendation.

**Proposed Motion:**

I move to approve/deny the request for a Planned Development for a House of Worship on 26.1± acres, on Prosper School Church Addition, Block A, Lot 2, located north of West First Street and west of South Legacy Drive.