



PLANNING

To: Mayor and Town Council

From: Alex Glushko, AICP, Planning Manager

Through: Harlan Jefferson, Town Manager
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services
Khara Dodds, AICP, Director of Development Services

Re: Town Council Meeting – September 14, 2021

Agenda Item:

Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Major Nursery (Calloway's), in Gates of Prosper, on 3.2± acres, located on the north side of Richland Boulevard, west of Preston Road. The property is zoned Planned Development-67 (PD-67). (S21-0001).

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-67	Undeveloped	Town Center District
North	Planned Development-67	Gates of Prosper	Town Center District
East	Planned Development-67	Gates of Prosper	Town Center District
South	Planned Development-67	Undeveloped	Town Center District
West	Planned Development-67	Undeveloped	Town Center District

Requested Zoning – The purpose of this request is to allow for a major nursery (Calloway's), in the Gates of Prosper. Exhibit B shows the proposed layout, which consists of a single-story, 600-square-foot building, and an attached 13,500-square-foot greenhouse. The site also includes a 20,515-square-foot outdoor retail area. The number of off-street parking spaces meets the minimum standards of the Zoning Ordinance. The Specific Use Permit conforms to the PD-67 development standards. Exhibit C is a conceptual landscape plan, which depicts the location of

required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance. Exhibit D shows a conceptual rendering depicting the architectural look and style of the building. The building is constructed of 67% stone and 34% textured painted stucco, while the greenhouse is constructed of fabric wall which is made of high-quality polyester material.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the noted criteria and recommends approval of the request.

Future Land Use Plan – The Future Land Use Plan recommends Town Center District. The proposed zoning request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to Richland Boulevard, an ultimate 90-foot, 4-lane divided minor thoroughfare. This request conforms to the Thoroughfare Plan.

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

Legal Obligations and Review:

Notification was provided to neighboring property owners as required by state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

Attached Documents:

1. Location and Zoning Maps
2. SUP Exhibits A, B, C, and D
3. Calloway's Renderings (for informational purposes only)

Planning & Zoning Commission Recommendation:

At their August 17, 2021, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-0.

Staff Recommendation:

Staff recommends approval of the request for a Specific Use Permit (SUP) for a Nursery, Major (Calloway's), in Gates of Prosper, on 3.2± acres, located on the north side of Richland Boulevard, west of Preston Road, subject to Town Council approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.

Proposed Motion:

I move to approve the request for a Specific Use Permit (SUP) for a Nursery, Major (Calloway's), in Gates of Prosper, on 3.2± acres, located on the north side of Richland Boulevard, west of Preston Road, subject to approval of a Development Agreement, including, but not limited to, right-of-way and/or easement dedication, and architectural building materials.