

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003)

Proposal

Purpose:

- Rezone the property from Agricultural to a Planned Development allowing for commercial development.

Phasing:

- Phase 1: Tennis Club and Street A
- Subsequent Phases: Remainder of Development



Surrounding Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Retail and Neighborhood Services
North	N/A (City of Celina)	Residential (Single-Family)	N/A (City of Celina)
East	Planned Development-134 (Single-Family)	Vacant	Medium Density Residential
South	Agricultural	Vacant	Retail and Neighborhood Services
West	Retail	Vacant	Retail and Neighborhood Services



Future Land Use Plan

Designation:

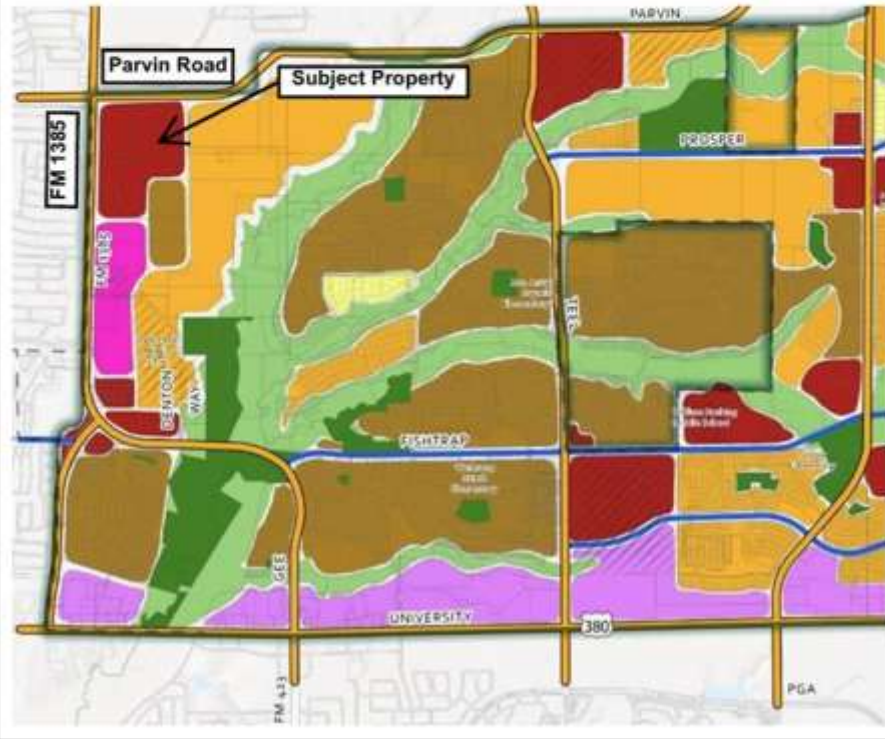
- Retail and Neighborhood Services

Description:

- Retail establishments that provide merchandise for retail sale, banks, neighborhood office, and small medical offices.

Future Land Use Exhibit

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> Low Density Residential Medium Density Residential High Density Residential Retail & Neighborhood Services Business Park Old Town District Town Center | <ul style="list-style-type: none"> Dallas North Tollway, Dedicated Truck Route 6 Lane Divided 4 Lane Divided Commercial Collector 3 Lane Undivided Couplet Access Roads Old Town Roads | <ul style="list-style-type: none"> Dallas North Tollway District US Highway 380 District Parks Floodplain School District Properties Town Limits ETJ |
|---|---|--|



District Regulations

	Proposed Regulations (Planned Development)	Commercial District (Unified Development Code)
Size of Yards	<p>Front: 30'</p> <p>Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)</p> <p>Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)</p>	<p>Front: 30'</p> <p>Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)</p> <p>Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 40' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)</p>
Size of Lots	<p>Area: 10,000 SF</p> <p>Width: 100'</p> <p>Depth: 100'</p>	<p>Area: 10,000 SF</p> <p>Width: 100'</p> <p>Depth: 100'</p>
Maximum Height	<p>Height: 40' (55' for Hotel Only)</p>	<p>Height: 40'</p>
Lot Coverage	<p>Maximum: 40%</p>	<p>Maximum: 50%</p>
Floor Area Ratio	<p>Maximum: 0.5:1</p>	<p>Maximum: 0.5:1</p>

District Regulations Cont.

Deviations:

- Reduced Side-Yard Setback (One Story Adj. to Residential) – 30'
- Increase to Maximum Height for Hotels – 55'
- Decrease in Maximum Lot Coverage – 40%

Permitted Uses

By Right:

- Administrative, Medical, or Professional Office
- Alcoholic Beverage Sales
- Artisan's Workshop
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop
- Building Material and Hardware Sales, Minor
- Business Service
- Catering
- College University, Trade, or Private Boarding School
- Commercial Amusement, Indoor

Permitted Uses Cont.

By Right:

- Community Center
- Convenience Store without Gas Pumps
- Civic/Convention Center
- Dry Cleaning, Minor
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Hotel, Full Service
- Massage Therapy, Licensed
- Meeting/Banquet/Reception Facility

Permitted Uses Cont.

By Right:

- Municipal Uses Operated by the Town of Prosper
- Museum/Art Gallery
- Print Shop, Minor
- Private Utility, Other Than Listed
- Restaurant
- Restaurant, Drive-In
- Retail/Service Incidental Use
- Retail Stores and Shops
- School, Private or Parochial
- Stealth Antenna, Commercial
- Theater, Neighborhood
- Theater, Regional

Permitted Uses Cont.

By Specific Use Permit:

- Child Care Center, Incidental
- Child Care Center, Licensed
- Convenience Store with Gas Pumps
- Mobile Food Vendor
- Pet Day Care
- Restaurant, Drive-Through

Parking

Shared Parking:

- Shared Parking Agreement
- Lots in Close Proximity (600 Feet)
- One Lot w/ Excess Spaces (In Addition to Required Spaces)

Parking Ratio:

- Sports Court (Eight Spaces per Court)

Screening

Proposal:

- A living screen is proposed in lieu of a masonry screening wall adjacent to Prosper Oaks.
 - Prosper Oaks Fencing – Board on Board Wood Fence

Plantings:

- The living screen will consist of a continuous row of evergreen trees and shrubs.
 - Evergreen Trees – Planted on 30-Foot Centers
 - Evergreen Shrubs – Four Feet at Installation and Six Feet at Maturity

Internal Roadway

Street A:

- Constructed through the interior of the development from Parvin Road to FM 1385.
- Provide access throughout the site and frontage onto a public right-of-way for the interior lots.

Architectural Standards

Building Materials:

- Masonry Construction (Min. of 80%)
 - Clay Fired Brick
 - Granite
 - Marble
 - Natural and Manufactured Stone
 - Stucco (Three-Step)
- Non-Masonry Construction (Max. of 20%)
 - Required to start ten feet above the ground level finish floor elevation.

General Character of Retail Development



General Character of Garden Office



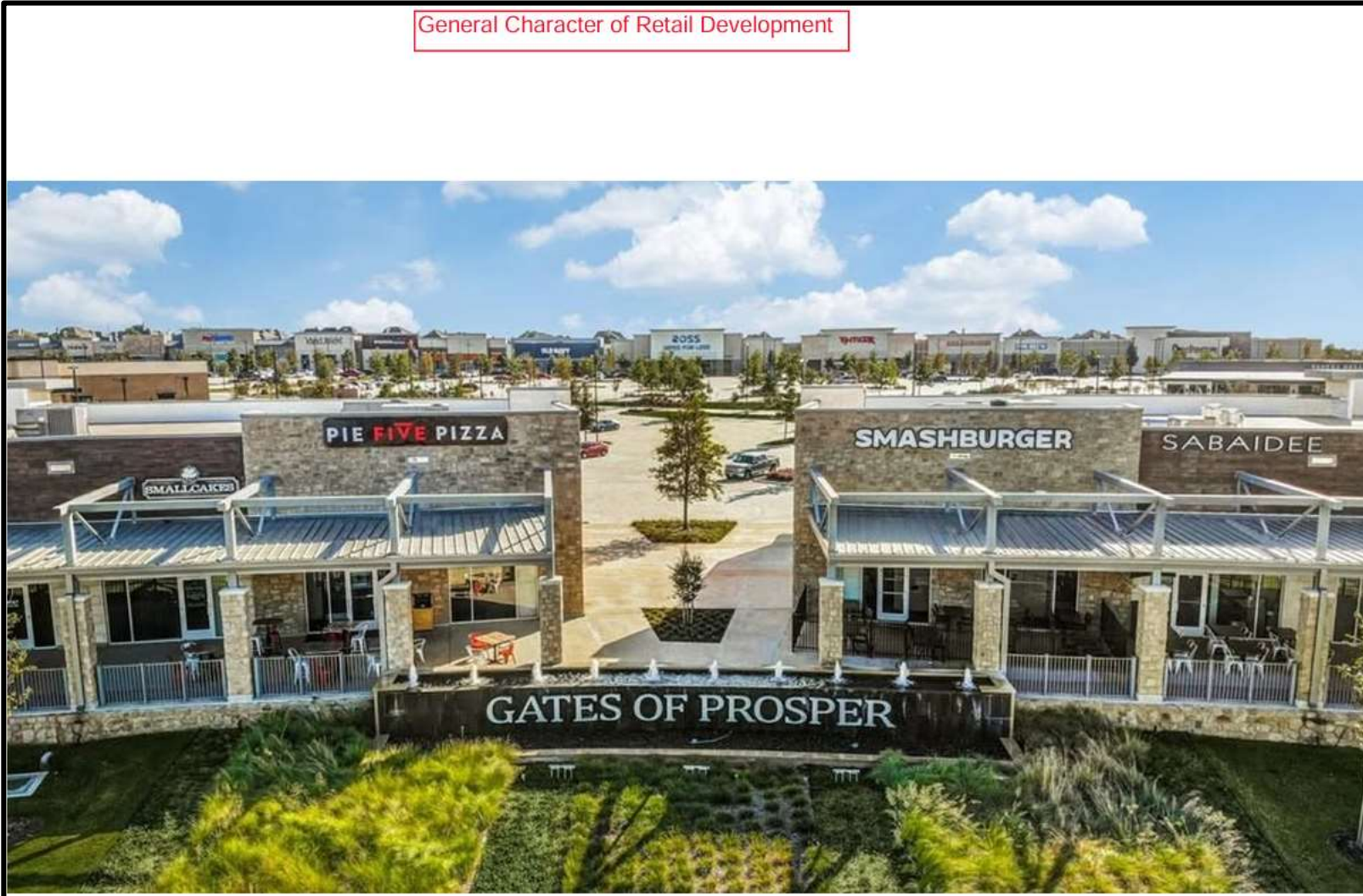
General Character of Garden Office



General Character of Retail Development



General Character of Retail Development



General Character of Hotel Development



General Character of Event Center



General Character of Tennis Academy



Open Space

Per Lot:

- A minimum of five percent of open space is required for each commercial lot.

Aggregate Area:

- A minimum of 12 percent of open space is required for the aggregate area of the proposed development.

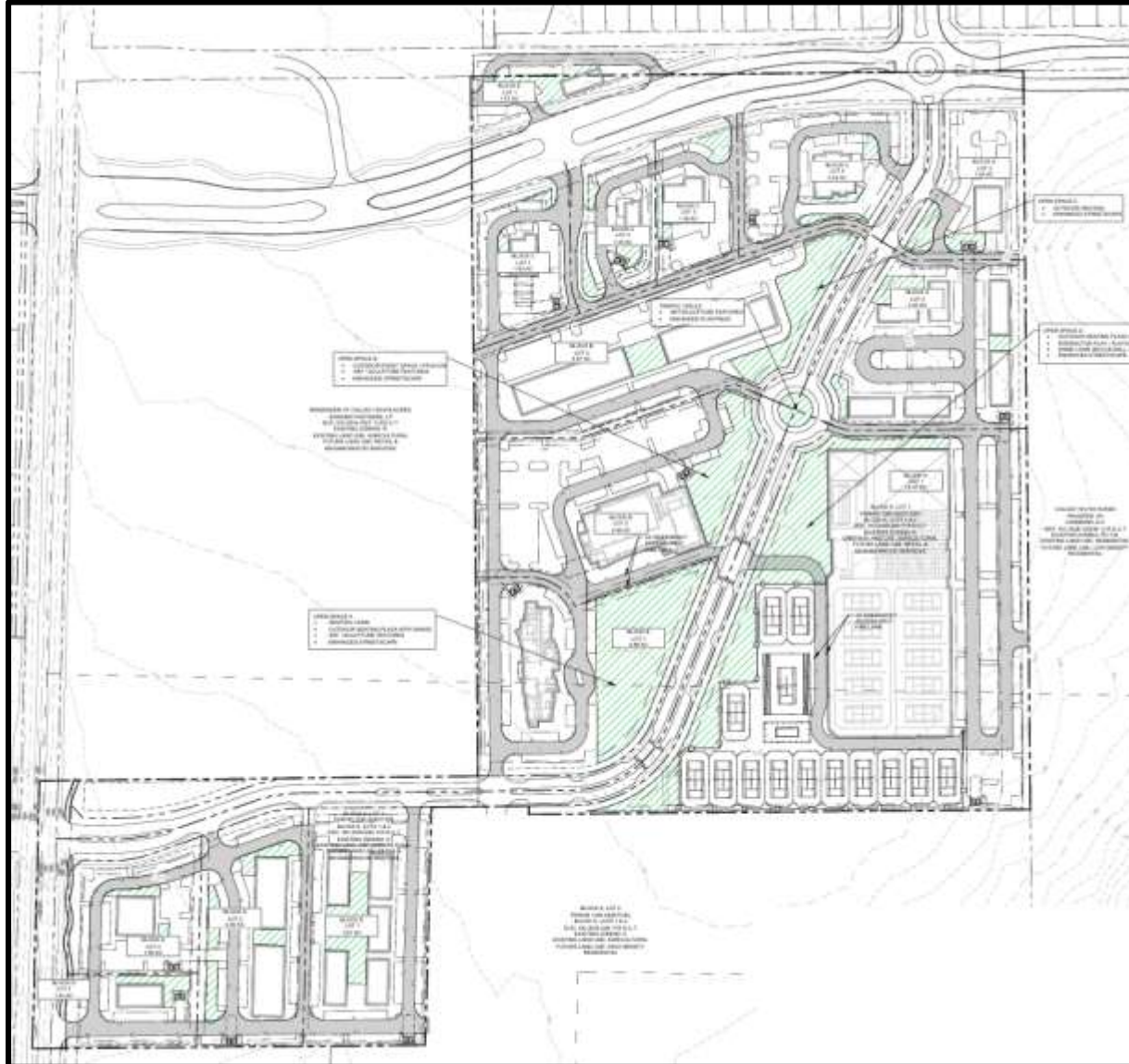
Amenities:

- Amenities from the list on the next page will be provided in these open space areas.

Open Space Cont.

Amenities:

- Art / Sculpture Features
- Benches and Seating
- Fitness Equipment, Playground Equipment, and Other Recreational Equipment
- Game Lawn Areas (Bocce Ball, Cornhole, etc.)
- Green Space and Open Space
- Outdoor Event Space / Pavillion
- Pedestrian-Scale Lighting (Including Festoon Lighting)
- Performance Venue
- Shaded Structures
- Splash Pads
- Other Amenities as Determined by the Director of Development Services





General Character of Public Open Space



Possible Uses for General Public
Open Space: gatherings, farmers
markets, craft fairs, etc.



Example of Amenities Located in
Public Open Space



Example of Recreational Areas for Use by All Age Groups



Example of Recreational Areas for Use by All Age Groups



Fitness Equipment integrated into Public Open Space



[No



General Streetscape with proximity of landscape to traffic and pedestrian circulation

Recommendation

Town Staff:

- Town Staff recommends approval of the Planned Development.

Planning and Zoning Commission:

- Planning and Zoning Commission recommended approval of the Planned Development. (6-0)

Noticing:

- Friday, May 22nd