

Planned Development Prosper Oaks (ZONE-24-0022)

Agenda Item

Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022)

Background

Previous Meetings:

- Tabled at Town Council meeting on August 26
- Tabled at Town Council meeting on September 16

Updated Proposal

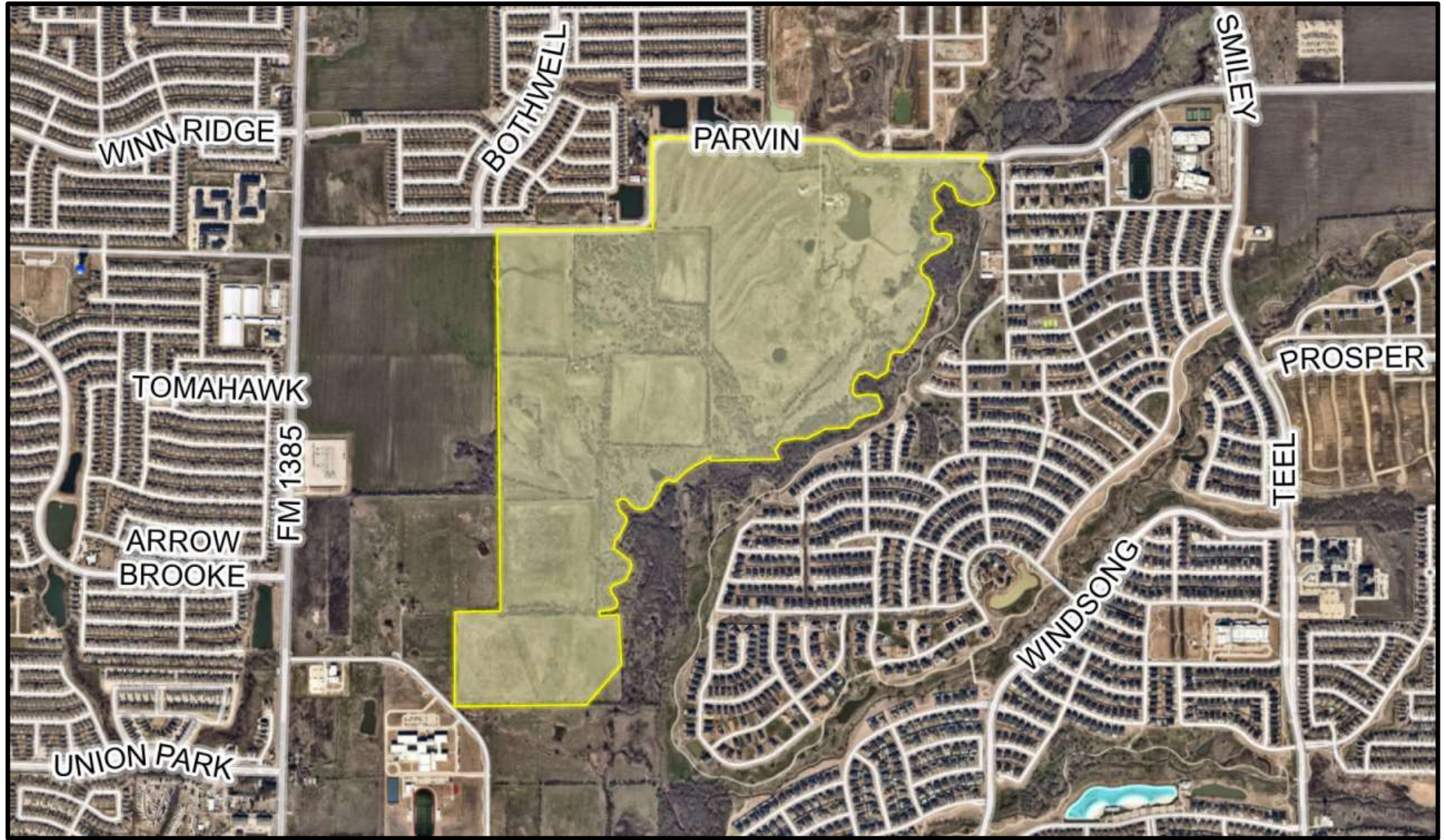
Modifications:

- Reduction of maximum number of dwelling units in both tracts from 800 to 775.
- Reduction of the maximum number of dwelling units in the western tract from 525 to 500.
- Reduction of the maximum number of Type E Lots from 200 to 175.
- Increase in the minimum width for Type E Lots from 55 feet to 60 feet.
- Removal of the Craftsman style home from the proposed elevations.

Proposal

Purpose:

- Construct a maximum of 775 single-family homes on 373.5 acres (359.2 Net Acres).
 - Eastern Tract – Max. of 275 Single-Family Homes (181.8 Acres – 172.7 Net Acres)
 - Western Tract – Max. of 500 Age-Restricted Single-Family Homes (191.7 Acres – 186.5 Net Acres)



Future Land Use Plan

Medium Density Residential:

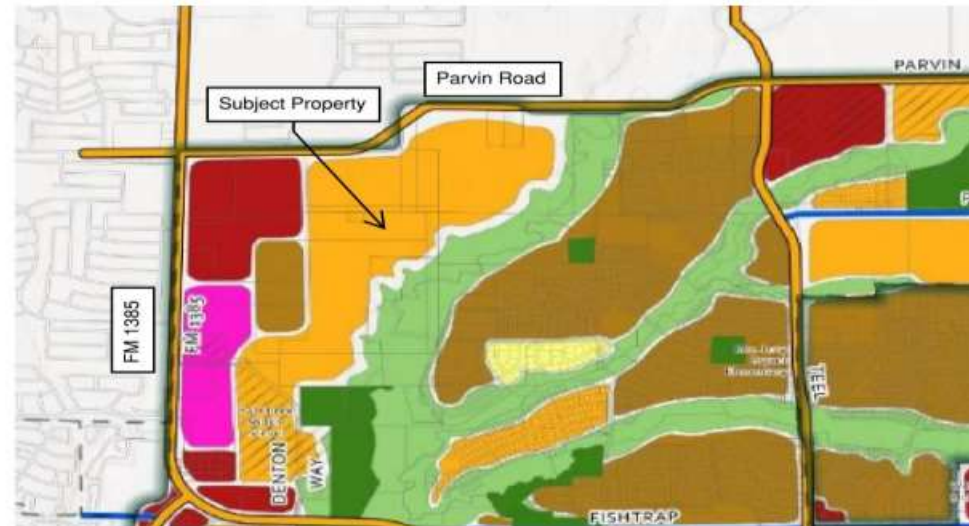
- Recommends single-family detached dwelling units on lots ranging from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within 1.6 to 2.5 dwellings units per acre.

Both Tracts:

- Lot sizes ranging from 7,500 square feet to 20,000 square feet with an overall density of 2.2 units per acre.

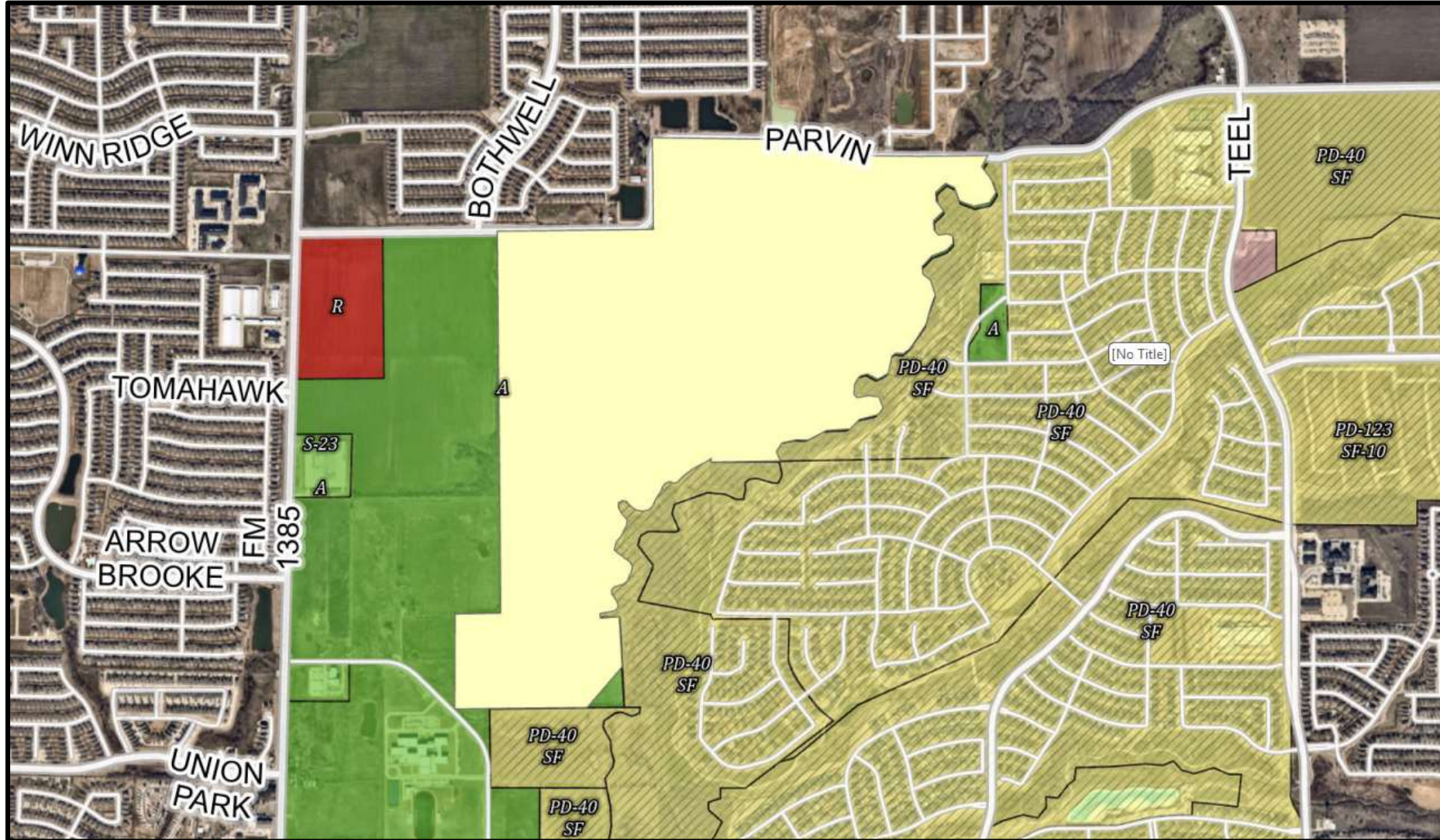
** The request for an amendment to the Future Land Use Plan for the western tract was withdrawn as the proposal is now compliant with the designation of Medium Density Residential due to the density calculation being for the entire development instead of for two separate tracts. **

Future Land Use Exhibit



Zoning

| | Zoning | Current Land Use | Future Land Use Plan |
|-------------------------|---|---|--|
| Subject Property | Agricultural | Vacant | Medium Density Residential |
| North | City of Celina | Single-Family Residential | N/A |
| East | Planned Development-40 (Single-Family) | Single-Family Residential (Windsong Ranch) | High Density Residential |
| South | Planned Development-40 (Single-Family) | Vacant | Parks |
| West | Agricultural | Vacant | High Density Residential and Retail & Neighborhood Services |



Single-Family Residential Section (Eastern Tract)

District Regulations

Base Zoning:

- Type A Lots developed to Single Family-12.5 District standards.
- Type B Lots developed to Single Family-10 District standards.

Lot Types:

- Type A Lots (12,500 SF; 80' x 135')
- Type B Lots (10,000 SF; **75'** x 125')

Lot Count:

- Max. of 275 Lots (Min. of 100 Type A Lots & Min. of 10% to be 20,000 SF)

District Regulations Cont.

| | Single Family-12.5 District Regulations (Zoning Ordinance) | Proposed District Regulations (Type A Lots) | Single Family-10 District Regulations (Zoning Ordinance) | Proposed District Regulations (Type B Lots) |
|--|--|--|--|--|
| Size of Yards | Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' |
| Size of Lots | Minimum Lot Area: 12,500 SF Minimum Lot Width: 80' Minimum Lot Depth: 135' | Minimum Lot Area: 12,500 SF Minimum Lot Width: 80' Minimum Lot Depth: 135' | Minimum Lot Area: 10,000 SF Minimum Lot Width: 80' Minimum Lot Depth: 125' | Minimum Lot Area: 10,000 SF Minimum Lot Width: 75' Minimum Lot Depth: 125' |
| Minimum Dwelling Area | Dwelling Area: 1,800 SF | Dwelling Area: 1,800 SF | Dwelling Area: 1,800 SF | Dwelling Area: 1,800 SF |
| Minimum Enclosed Parking (Garage) Area | Garage Area: 400 SF | Garage Area: 600 SF | Garage Area: 400 SF | Garage Area: 600 SF |
| Maximum Height | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' |
| Maximum Lot Coverage | Lot Coverage: 45% | Lot Coverage: 45% | Lot Coverage: 45% | Lot Coverage: 45% |

Permitted Uses

By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Child Care Center, Home
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center

Permitted Uses Cont.

By Right:

- Private Street Development
- Private Utility, Other Than Listed
- School, Public
- Single-Family Dwelling, Detached
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Sports Courts, etc.)

Permitted Uses Cont.

By Specific Use Permit:

- Child Care Center, Licensed
- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height

Open Space and Amenities

Open Space:

- Minimum of 30 Acres Required (Non-Contiguous)
 - Min. of 10,000 SF (Each Area)
 - Min. of 40' in Width (Each Area)

Open Space and Amenities Cont.

Amenities:

- Resident Amenity Area
 - Completed prior to issuance of a Certificate of Occupancy for the 138th home (out of 275).
- Pocket Park w/ Playground
 - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
 - Completed at the end of the phase that it will be located in.

Open Space and Amenities Cont.

Amenities:

- Potential Amenities (Min. of Three)
 - Event Lawn
 - Fire Pit
 - Fishing Pier
 - Game Lawn
 - Outdoor Grilling Station
 - Pavillion
 - Putting Green
 - Sports Court



Event Lawn



Fire Pit Amenity



Game Lawn



Pavilions



Putting Green



Sports Court

Age-Restricted Single-Family Residential Section (Western Tract)

District Regulations

Base Zoning:

- Type C, D, and E Lots developed to Single Family-10 District standards.

Lot Types:

- Type C Lots (10,000 SF; **75'** x 125')
- Type D Lots (8,800 SF; **65'** x 125')
- Type E Lots (7,500 SF; **60'** x 125')

Lot Count:

- Max. of 500 Lots (Min. of 100 Type C Lots & Max. of 175 Type E Lots)

District Regulations Cont.

| | Single Family-10 District Regulations (Zoning Ordinance) | Proposed District Regulations (Type C Lots) | Proposed District Regulations (Type D Lots) | Proposed District Regulations (Type E Lots) |
|--|--|--|---|---|
| Size of Yards | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' | Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25' |
| Size of Lots | Minimum Lot Area: 10,000 SF Minimum Lot Width: 80' Minimum Lot Depth: 125' | Minimum Lot Area: 10,000 SF Minimum Lot Width: 75' Minimum Lot Depth: 125' | Minimum Lot Area: 8,800 SF Minimum Lot Width: 65' Minimum Lot Depth: 125' | Minimum Lot Area: 7,500 SF Minimum Lot Width: 60' Minimum Lot Depth: 125' |
| Minimum Dwelling Area | Dwelling Area: 1,800 SF | Dwelling Area: 2,000 SF | Dwelling Area: 1,800 SF | Dwelling Area: 1,550 SF |
| Minimum Enclosed Parking (Garage) Area | Garage Area: 400 SF | Garage Area: 400 SF | Garage Area: 400 SF | Garage Area: 400 SF |
| Maximum Height | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' | Stories: 2.5 Stories or 40' |
| Maximum Lot Coverage | Lot Coverage: 45% | Lot Coverage: 45% | Lot Coverage: 45% | Lot Coverage: 45% |

Permitted Uses

By Right:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Home Occupation
- Homebuilder Marketing Center
- Household Care Facility
- Model Home
- Municipal Uses Operated by the Town of Prosper
- Park or Playground
- Private Recreation Center
- Private Street Development

Permitted Uses Cont.

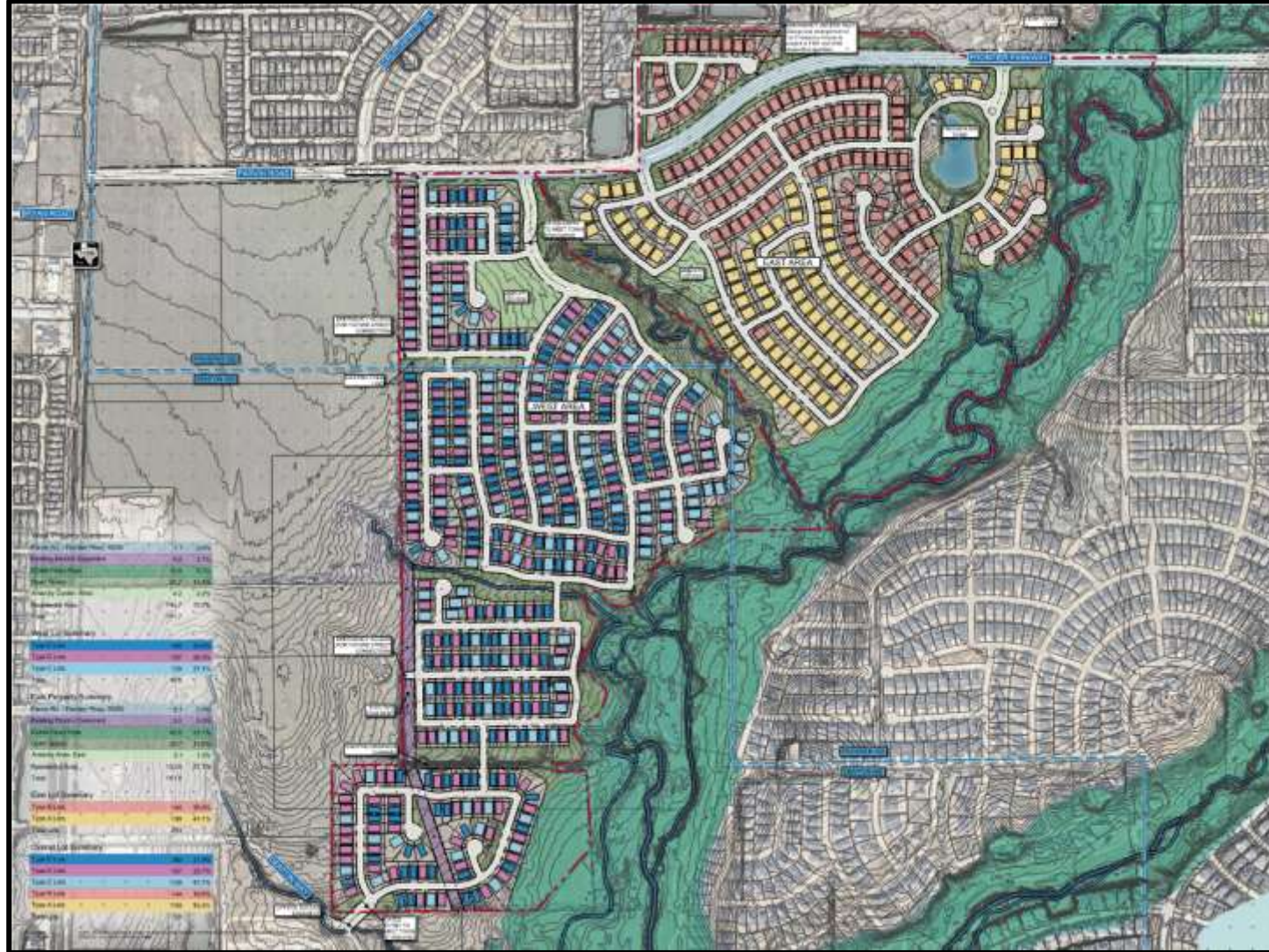
By Right:

- Private Utility, Other Than Listed
- Single-Family Dwelling, Detached (Active Adult Community)
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Food Trucks, etc.)

Permitted Uses Cont.

By Specific Use Permit:

- Utility Distribution Facility
- Wireless Communications and Support Structures greater than 15 Feet in Height





Open Space and Amenities

Open Space:

- Minimum of 20 Acres Required (Non-Contiguous)
 - Min. of 10,000 SF (Each Area)
 - Min. of 40' in Width (Each Area)

Open Space and Amenities Cont.

Amenities:

- Amenity Center or Clubhouse
 - Completed prior to issuance of a Certificate of Occupancy for the 263rd home (out of 525).
- Swimming Pool w/ Shade Structure(s)
 - Completed at the end of the phase that it will be located in.
- Three Amenities (List in Next Slide)
 - Completed at the end of the phase that it will be located in.

Open Space and Amenities Cont.

Amenities:

- Potential Amenities (Min. of Three)
 - Bocce Ball Court
 - Event Lawn
 - Fire Pit
 - Game Lawn
 - Outdoor Spa
 - Pavillion w/ Outdoor Grilling Station
 - Putting Green
 - Shuffleboard Court or Table
 - Sports Court



Bocce



Event Lawn



Fire Pit Amenity



Food Truck Stations



Game Lawn



Outdoor Spa



Pavilions



Putting Green



Shuffleboard



Sports Court

Both Sections
(Eastern & Western Tracts)

Architectural Standards

Building Materials:

- Cementitious Fiber Board
- Clay Fired Brick
- Granite
- Marble
- Stone (Natural or Manufactured)
- Stucco (Three-Coat)

Architectural Standards Cont.

Building Design:

- The exterior façade of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred percent (100%) masonry.
- On front façades, cementitious fiber board may constitute up to fifty percent (50%) of the area for stories other than the first story. Additionally, cementitious fiber board may be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
- On side and rear façades, cementitious fiber board may constitute up to twenty percent (20%) of all stories.

Architectural Standards Cont.

Building Design:

- Any portion of an upper story, excluding windows, that faces public or private open space, public or private parks, or hike and bike trails, shall be one hundred percent (100%) masonry and may be comprised of cementitious fiber board.
- The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
- On Modern Farmhouse style homes (see Exhibit F), cementitious fiber board may constitute up to eighty percent (80%) of the area for stories other than the first story.
- Cementitious fiber board may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, exposed sidewalls/gable ends above lower roofs, exposed rafter tails, or other architectural features as approved by the Director of Development Services.

Architectural Standards Cont.

Roofing:

- Materials
 - Roof material shall consist of standing seam copper, standing seam metal, natural slate shingles, imitation slate shingles, cementitious tile, or composition 30-year laminated shingles, or other materials as approved by the Director of Development Services.
- Pitch
 - Main residential structures shall have a minimum slope of six by twelve (6:12).
 - Accessory structures shall have a minimum slope of 1.25:12.

Architectural Standards Cont.

Entries and Driveways:

- Entries
 - All homes shall have a covered porch, stoop, or portico at the main front entry.
- Driveways
 - All driveways shall be broomed finished concrete, salt finished concrete, stained patterned concrete, or brick/stone pavers.



TUDOR



TRANSITIONAL



HIGH PLAINS



MODERN FARMHOUSE



CLASSIC



CHATEAU



MEDITERRANEAN



HILL COUNTRY



SPANISH



TRADITIONAL

Screening and Fencing

Adjacent to Thoroughfares:

- Min. of 50% ornamental metal for fencing adjacent to Parvin Road and Frontier Parkway.

Adjacent to Open Space:

- Decorative metal fencing adjacent to open space areas.

Adjacent to Single-Family:

- Board on board wooden fencing adjacent to single-family homes.

Pedestrian Connectivity

Hike & Bike Trails:

- Ten-foot hike and bike trails along Parvin Road, Frontier Parkway, and Doe Branch.
- Connection to existing hike and bike trails for Windsong Ranch.
- Trail enhancements such as butterfly gardens, overlooks, trail heads, trail way stations, etc. provided at the entrances of private community trails.



Nature Overlooks & Butterfly Gardens



Walking / Fitness Trails

Noticing

Notices:

- Friday, August 8th

Citizen Response:

- Three Letters of Support

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Denial (4-0)
 - Density in Western Tract
 - Width of Type E Lots (55')
 - Lack of Connectivity to Amenity Center in Western Tract