

Specific Use Permit
Full-Service/Extended-Stay Hotel
(ZONE-25-0008)

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)

Proposal

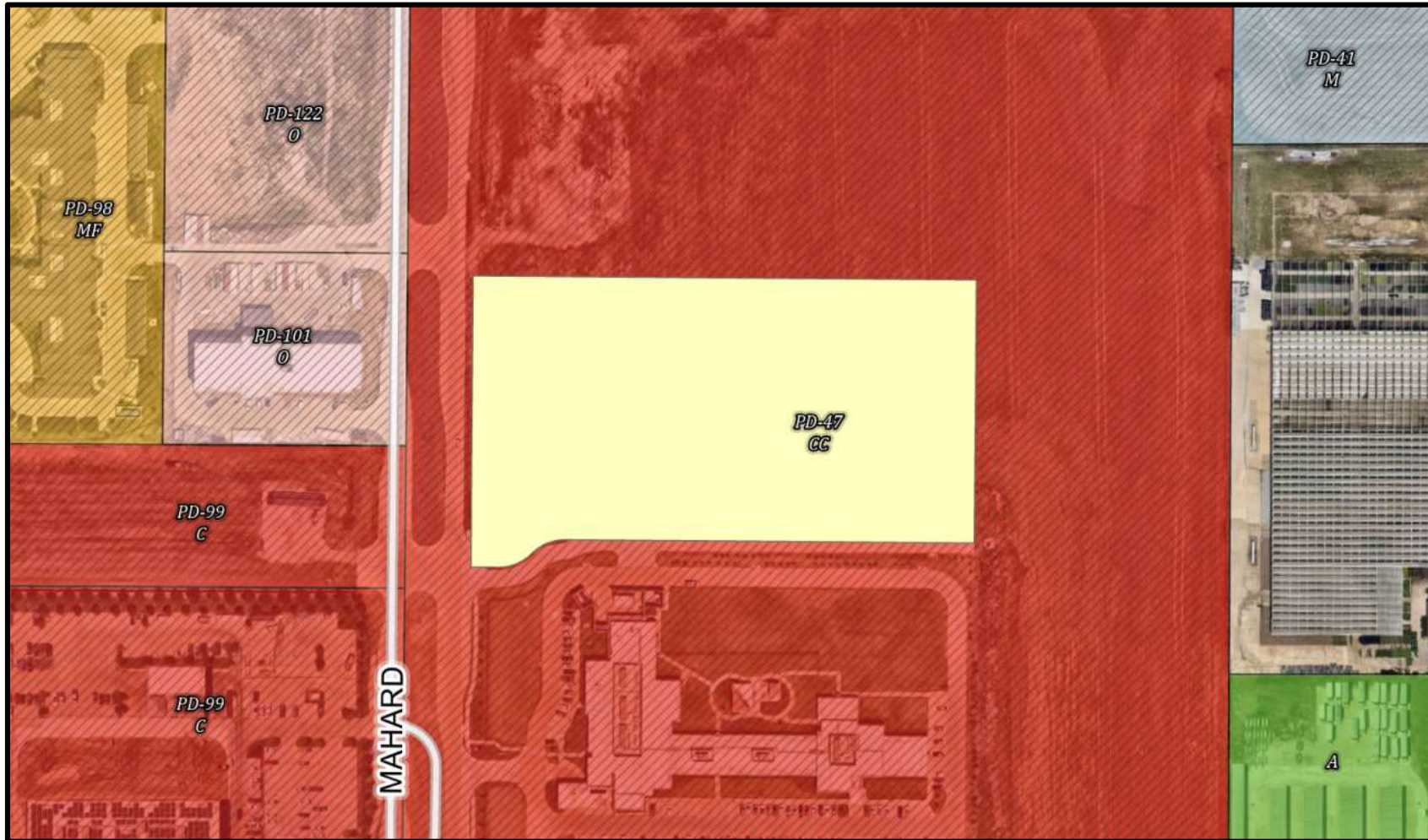
Purpose:

- Obtain a Specific Use Permit for the construction of a 37,753 square foot full-service/extended-stay hotel.

Zoning:

- Planned Development-47 allows for hotel uses provided they meet the conditional standards in the Town's Zoning Ordinance.
 - Full-Service Hotel (By Right)
 - Extended-Stay Hotel (Specific Use Permit)





Conditional Standards

Full-Service Hotel:

- Amenities (Min. of Four)
 - Fitness Center/Weight Room
 - Game Room
 - Indoor/Outdoor Pool
 - Jogging Trail
 - Playground
 - Sauna/Spa
 - Sports Court
- Event/Meeting Space (Min. of 10,000 SF)
- Full-Service Restaurant

Conditional Standards Cont.

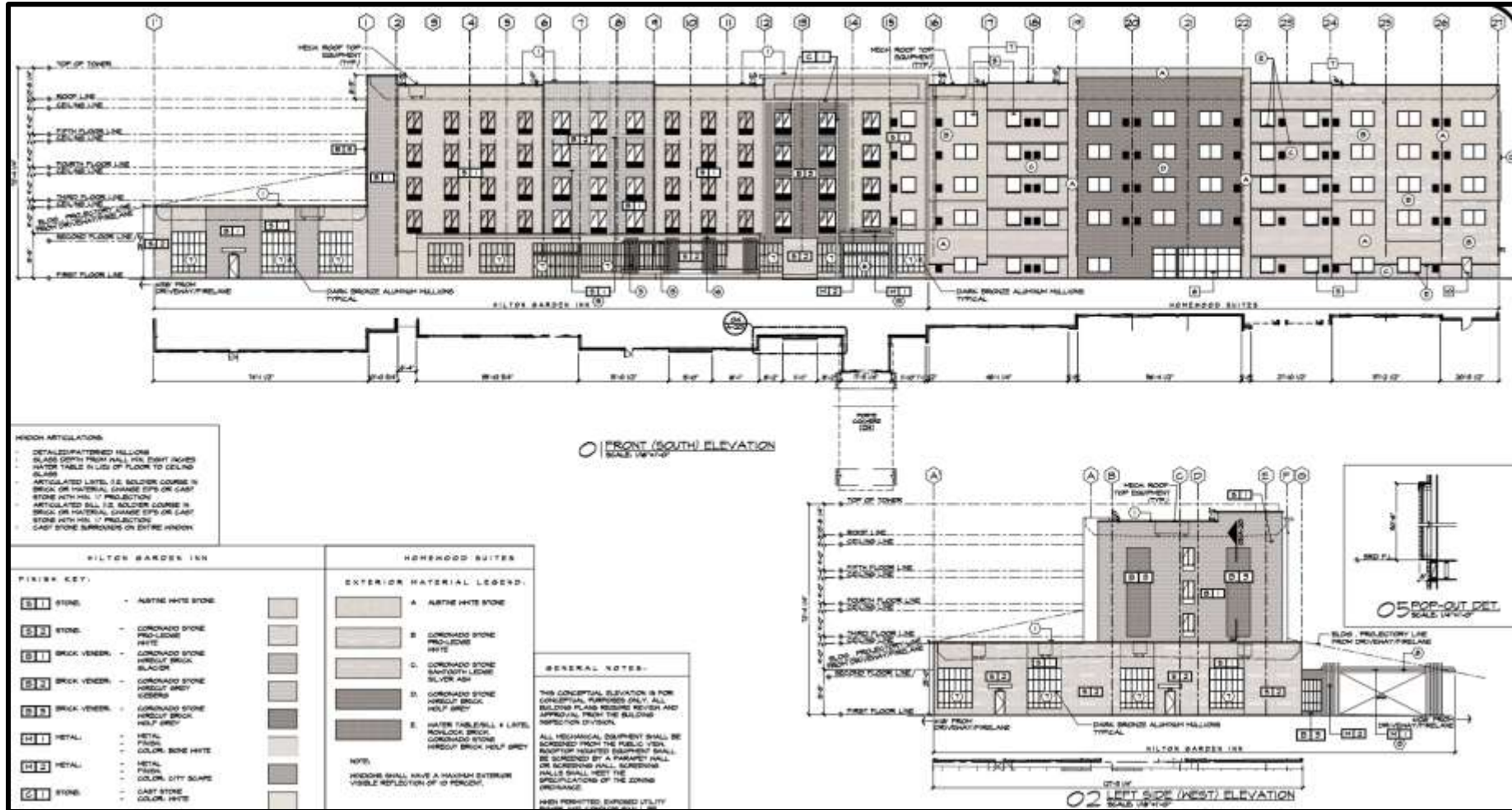
Extended-Stay Hotel:

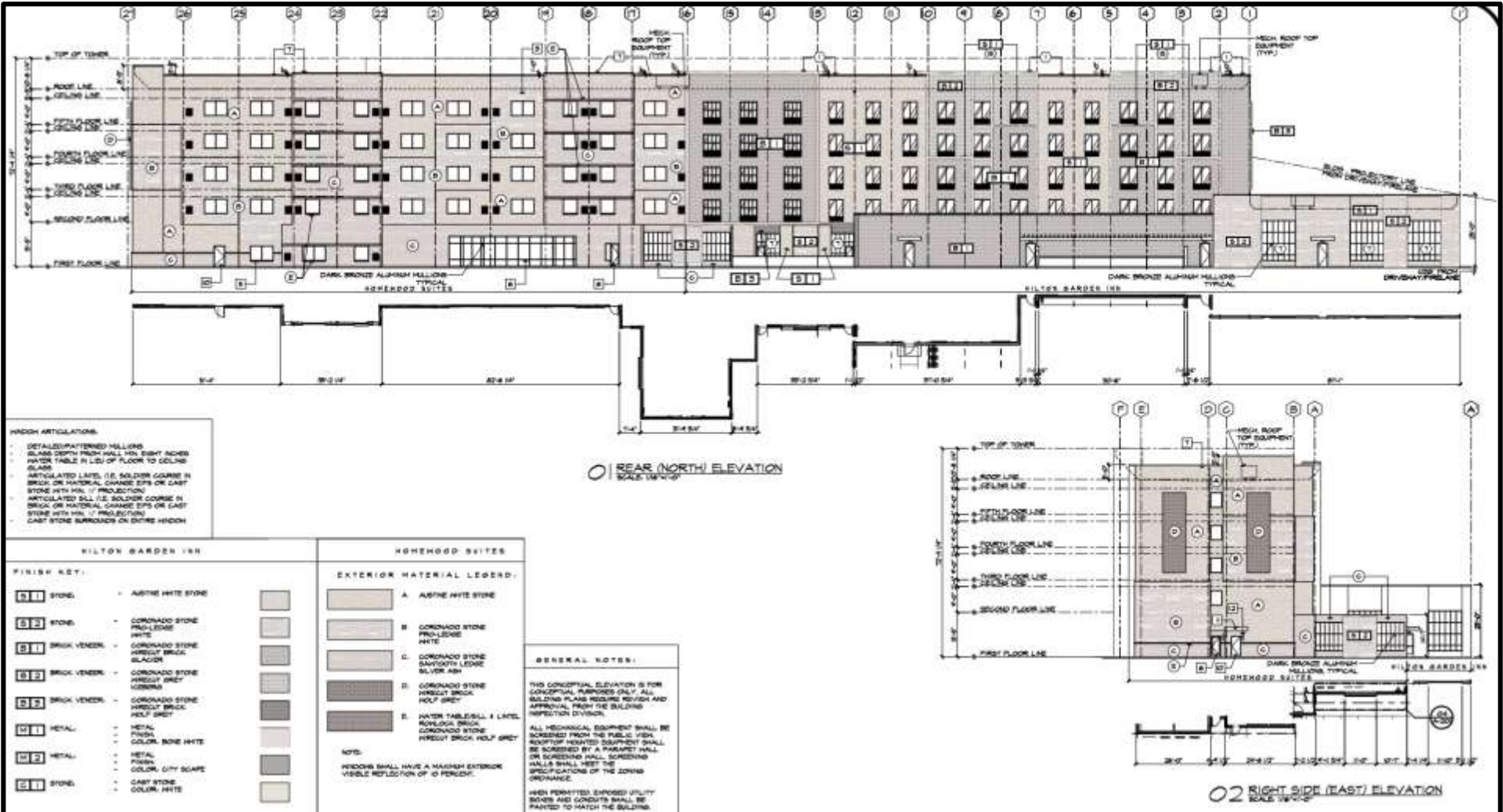
- Amenities (Min. of Five)
 - Conference Room (Min. of 1,000 SF)
 - Fitness Center/Weight Room
 - Game Room
 - Indoor/Outdoor Pool
 - Jogging Trail
 - Playground
 - Sauna/Spa
 - Sports Court

Conditional Standards Cont.

Extended-Stay Hotel:

- Location (Combination w/ Full-Service Allows Location on Mahard)
 - Dallas Parkway
 - Preston Road
 - University Drive
- Open Space (Min. of 15%)
- Restaurant
- Setbacks (100 Feet from Residential)





Specific Use Permit Criteria

Criterion 1: Is the use harmonious and compatible with its surrounding existing uses or proposed uses?

- *Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because there is one existing hotel and one future hotel on the west side of Mahard Parkway.*

Criterion 2: Are the activities requested by the applicant normally associated with the requested use?

- *Yes, an extended-stay hotel may be permitted in the area, per the Planned Development. Additionally, per the Town's Zoning Ordinance, they must meet the conditional development standards which have been met in combination with the full-service component.*

Specific Use Permit Criteria Cont.

Criterion 3: Is the nature of the use reasonable?

- *Yes, the nature of the use is reasonable as it is a permitted use in the zoning for the area.*

Criterion 4: Has any impact on the surrounding area been mitigated?

- *Yes, the impact on the surrounding area has been mitigated as the applicant has complied with the conditional development standards for both a full-service hotel and extended-stay hotel.*

Recommendation

Town Staff:

- Town Staff recommends approval of the Specific Use Permit.

Planning and Zoning Commission:

- Planning and Zoning Commission recommended denial of the Specific Use Permit. (6-0)

Noticing:

- Friday, April 10th (No Response)