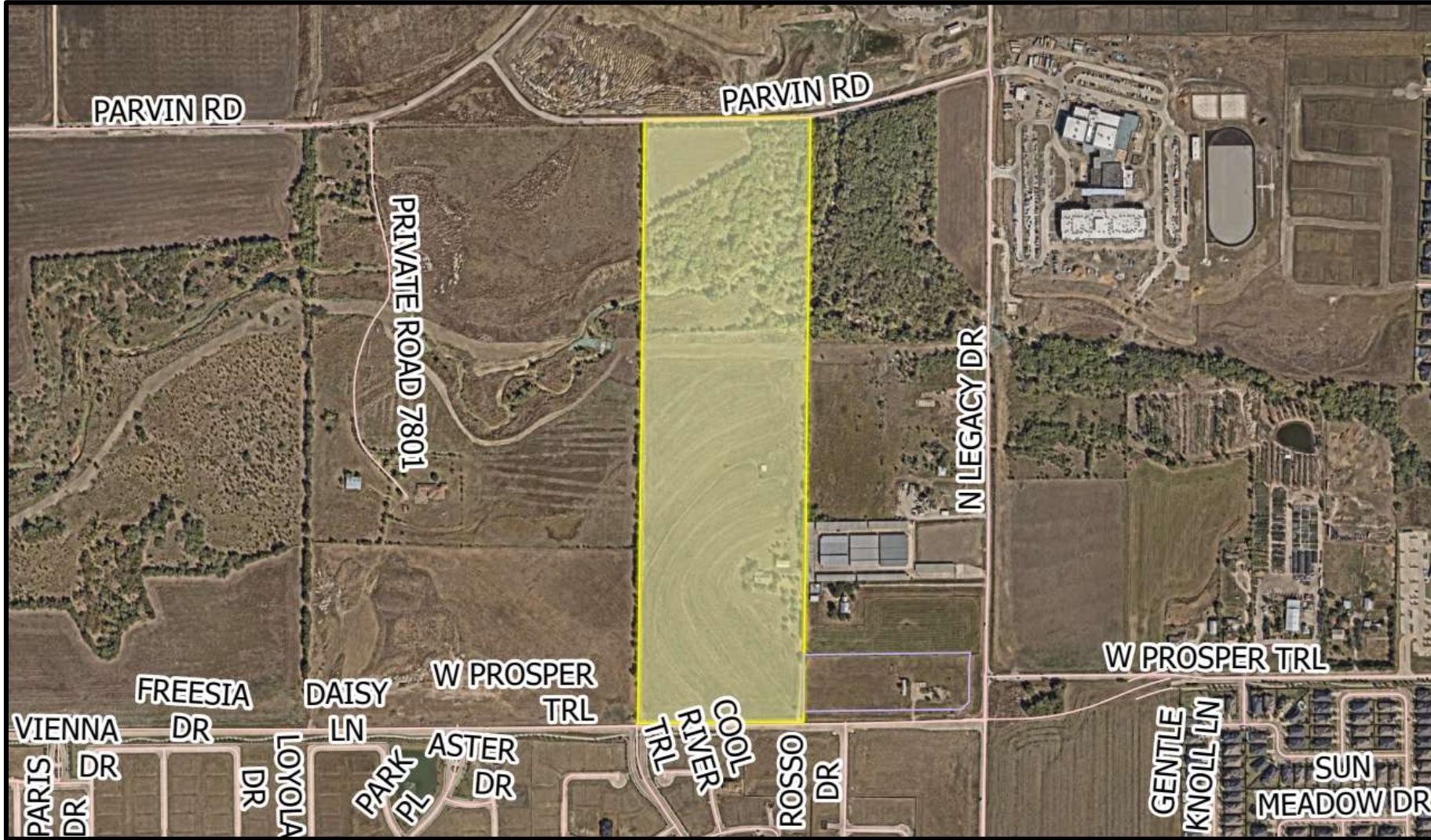
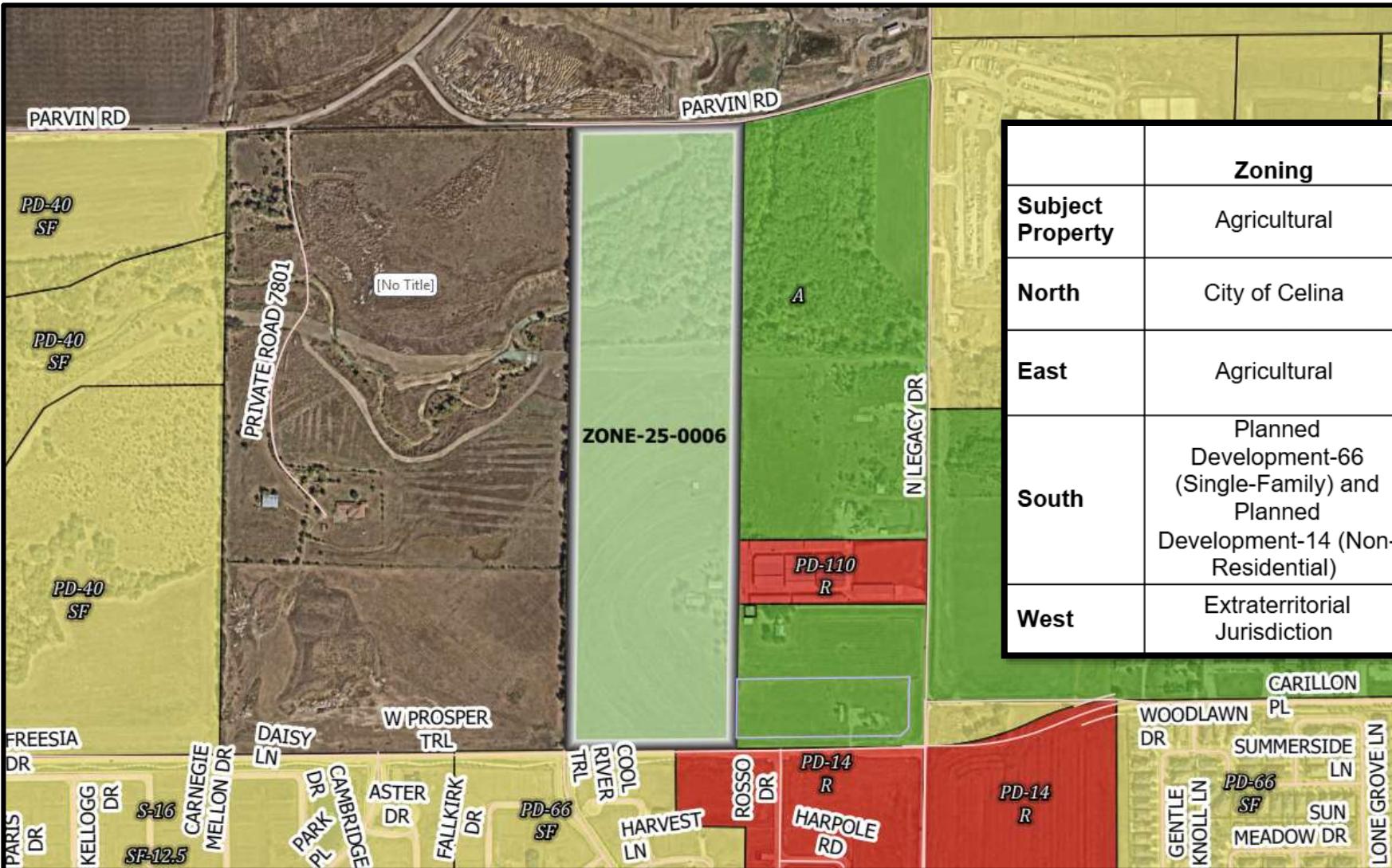




TOWN OF
PROSPER

McCasland Tract (ZONE-25-0006)





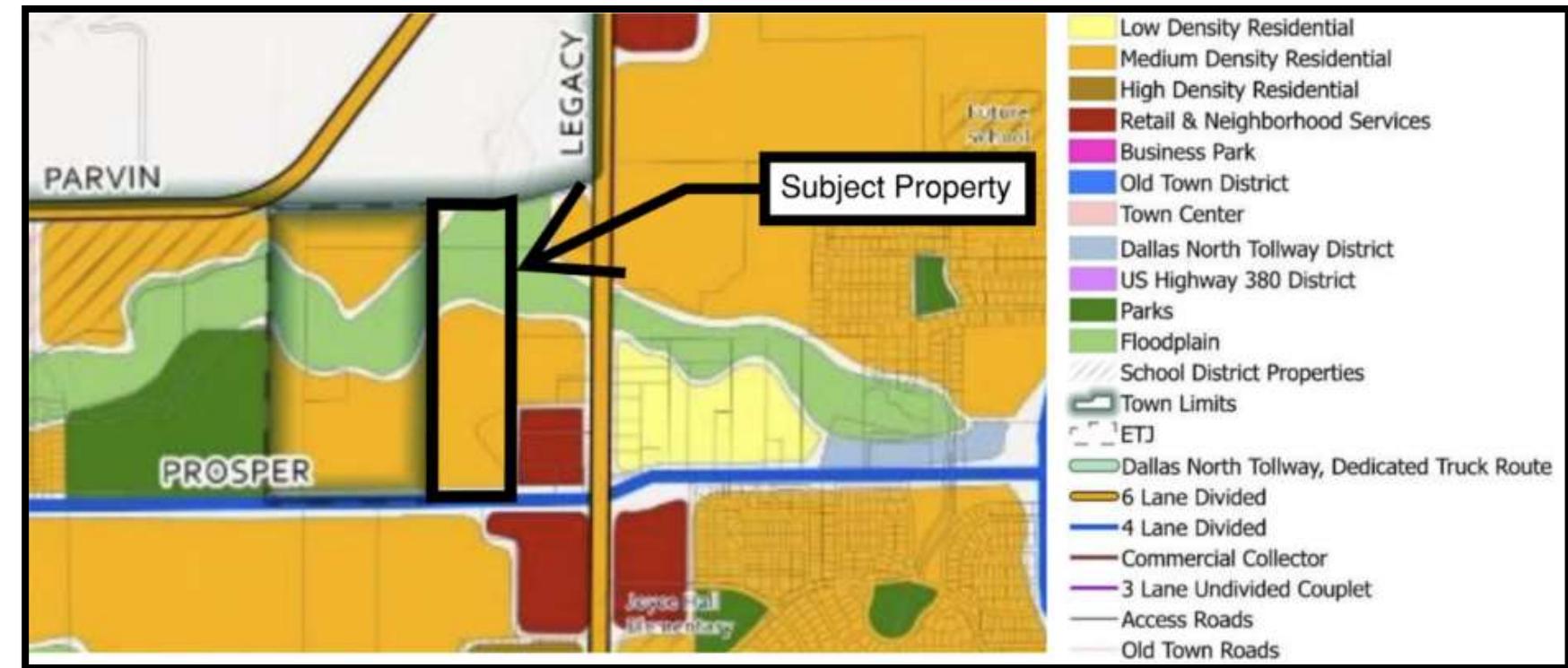
Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Medium Density Residential/Floodplain
North	City of Celina	Vacant	Non-Applicable
East	Agricultural	Self-Storage & Residential	Medium Density Residential, Floodplain, & Retail and Neighborhood Services
South	Planned Development-66 (Single-Family) and Planned Development-14 (Non-Residential)	Single-Family Residential & Non-residential	Medium Density Residential and Retail and Neighborhood Services
West	Extraterritorial Jurisdiction	Vacant	Medium Density Residential & Floodplain

Future Land Use Exhibit

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.



Proposal

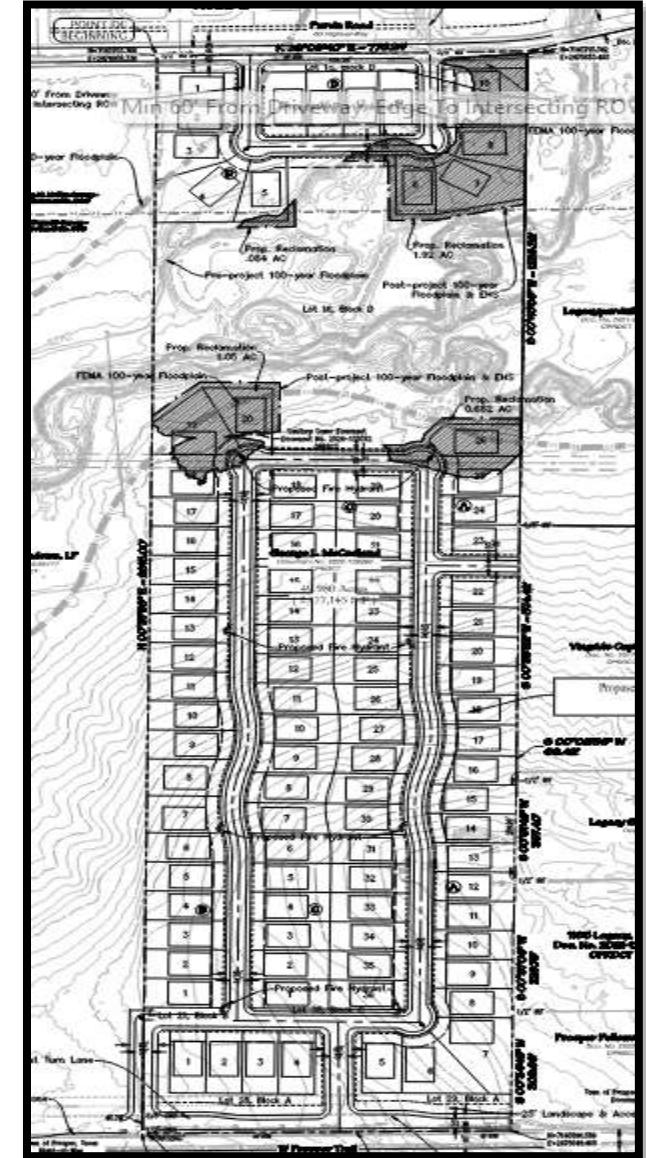
- The applicant proposes a Planned Development to rezone property from Agricultural to Single Family Residential with a maximum of 96 single-family homes on 49.98 acres.
- The density is 2.49 units per acre.
- The proposal includes 12,500 square foot minimum lot sizes with a base zoning of Single Family-12.5.

DEVELOPMENT STANDARDS – SINGLE FAMILY – 12.5	PROSPER STANDARDS	PROPOSED PD STANDARDS
MAX DENSITY	2.5 UPA	2.5 UPA
MIN FRONT YARD SETBACK	30'	30'
MIN SIDE YARD SETBACKS	8'	8'
ADJACENT TO SIDE STREET	15'	15'
MIN REAR YARD SETBACK	25'	25'
MIN LOT DEPTH	125'	150'
MIN LOT WIDTH	80'	76'
MIN LOT AREA	12,500 SQFT	12,500 SQFT
MAXIMUM HEIGHT	2.5 STORIES, < 40'	2.5 STORIES, < 40'
LOT COVERAGE	45 PERCENT	45 PERCENT
MIN ENCLOSED GARAGE AREA	400 SQFT	400 SQFT



Subdivision Characteristics:

- **Street Frontage** – On Parvin Road and Prosper Trail.
- **Floodplain** – There development is separated with floodplain in the northern portion of the development. Visibility corridor provided.
- **Open Space** – Minimum of 10% Required.
- **Amenities** – Concentrated in the northern portion of the development.
- **Curvilinear Streets** – Streets have been curved in the center of the development to calm traffic. The requirement for staggering front setbacks is satisfied by this layout.
- **Porches** – Porches will be provided on lots facing the creek or open space.
- **House Design** – Neighboring houses must have different designs.
- **Hike and Bike Trails** – Connections are made through the floodplain.



Permitted Uses (By Right):

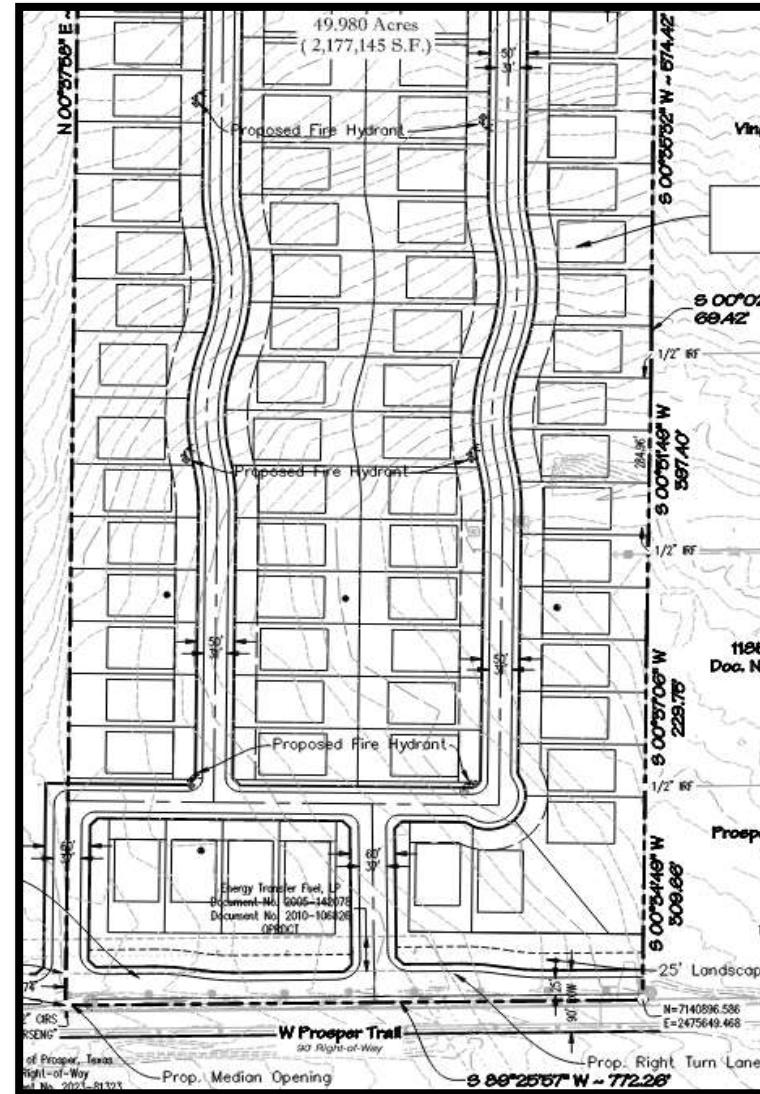
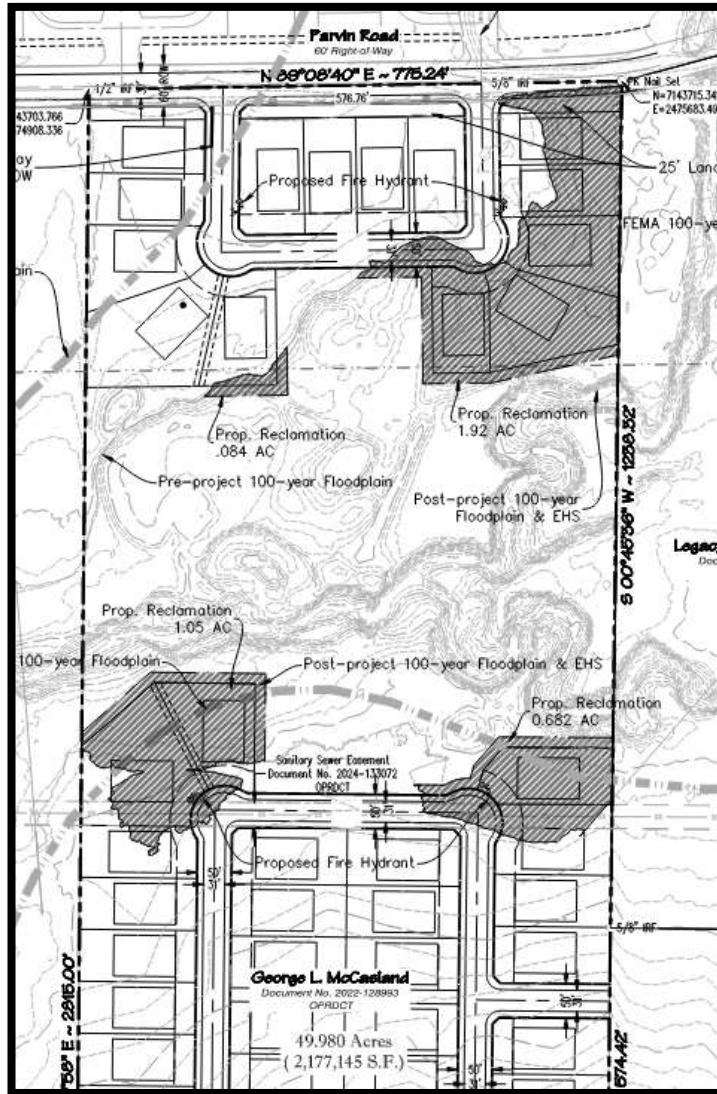
- Accessory Building
- Model Home
- Park or Playground
- Private Utility, Other Than Listed
- Private Recreation Center
- Single Family Dwelling, Detached

Amenities:

- A minimum of three are required and one must be from the first four in the list.
 - Fitness station
 - Pickleball court
 - Fishing Pier
 - Children's playground facility
 - Shade structure with seating
 - Dog park
 - Bike pump/ repair station with shade structure
 - Landscape gathering area
 - Grill & picnic area



TOWN OF PROSPER



Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	12,540	0.286
2	A	12,540	0.286
3	A	12,540	0.286
4	A	12,540	0.286
5	A	13,398	0.306
6	A	19,025	0.437
7	A	23,839	0.547
8	A	12,725	0.292
9	A	12,937	0.297
10	A	12,936	0.297
11	A	12,935	0.297
12	A	12,941	0.297
13	A	13,002	0.298
14	A	13,733	0.315
15	A	14,062	0.323
16	A	12,900	0.296
17	A	12,639	0.290
18	A	12,555	0.288
19	A	12,906	0.296
20	A	12,921	0.297
21	A	12,924	0.297
22	A	14,055	0.323
23	A	14,039	0.322
24	A	12,900	0.296
25	A	17,101	0.393
26	A	15,031	0.345

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	B	12,918	0.297	
2	B	12,920	0.297	
3	B	12,920	0.297	
4	B	12,920	0.297	
5	B	12,920	0.297	
6	B	12,756	0.293	
7	B	15,127	0.347	
8	B	15,672	0.360	
9	B	13,892	0.319	
10	B	13,845	0.318	
11	B	13,027	0.299	
12	B	12,920	0.297	
13	B	12,920	0.297	
14	B	12,920	0.297	
15	B	12,920	0.297	
16	B	12,920	0.297	
17	B	12,920	0.297	
18	B	18,584	0.427	
19	B	20,884	0.479	
20	B	16,405	0.377	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	D	16,650	0.382	
2	D	12,904	0.296	
3	D	16,226	0.372	
4	D	25,536	0.586	
5	D	15,645	0.359	
7	D	21,755	0.499	
8	D	15,867	0.364	
9	D	13,279	0.305	
10	D	13,443	0.309	
11	D	15,998	0.367	
12	D	12,921	0.297	
13	D	12,922	0.297	
14	D	14,062	0.323	

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	12,690	0.291
2	C	12,692	0.291
3	C	12,692	0.291
4	C	12,692	0.291
5	C	12,692	0.291
6	C	12,863	0.295
7	C	13,615	0.313
8	C	13,624	0.313
9	C	13,170	0.302
10	C	12,634	0.290
11	C	13,518	0.310
12	C	12,693	0.291
13	C	12,692	0.291
14	C	12,692	0.291
15	C	12,692	0.291
16	C	12,768	0.293
17	C	12,768	0.293
18	C	13,910	0.319
19	C	13,619	0.313
20	C	12,507	0.287
21	C	12,503	0.287
22	C	12,573	0.289
23	C	12,569	0.289
24	C	12,564	0.288
25	C	12,558	0.288
26	C	13,006	0.299
27	C	12,597	0.289
28	C	12,621	0.290
29	C	12,542	0.288
30	C	12,906	0.296
31	C	12,535	0.288
32	C	12,528	0.288
33	C	12,523	0.287
34	C	12,519	0.287
35	C	12,514	0.287
36	C	12,508	0.287

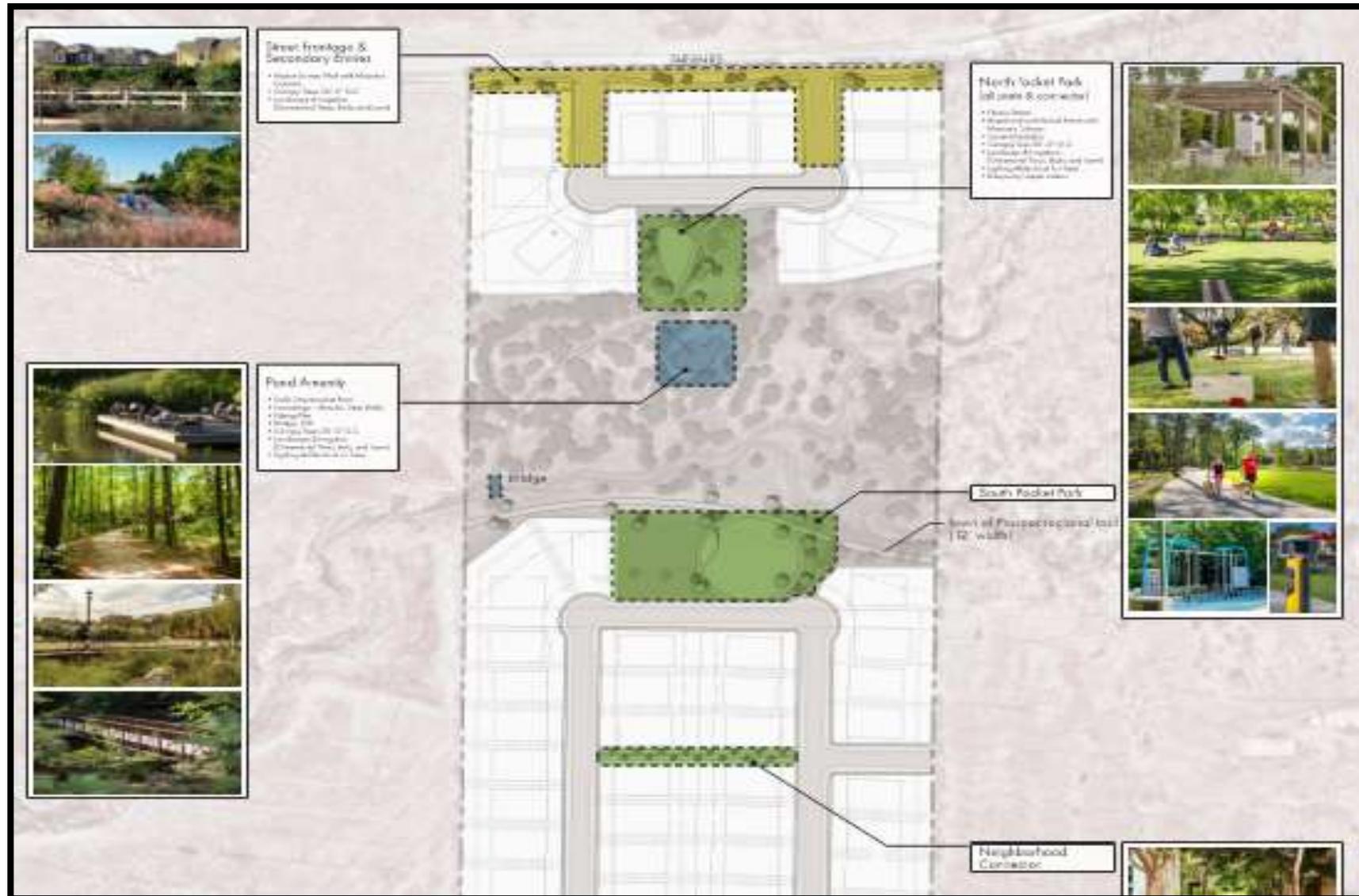


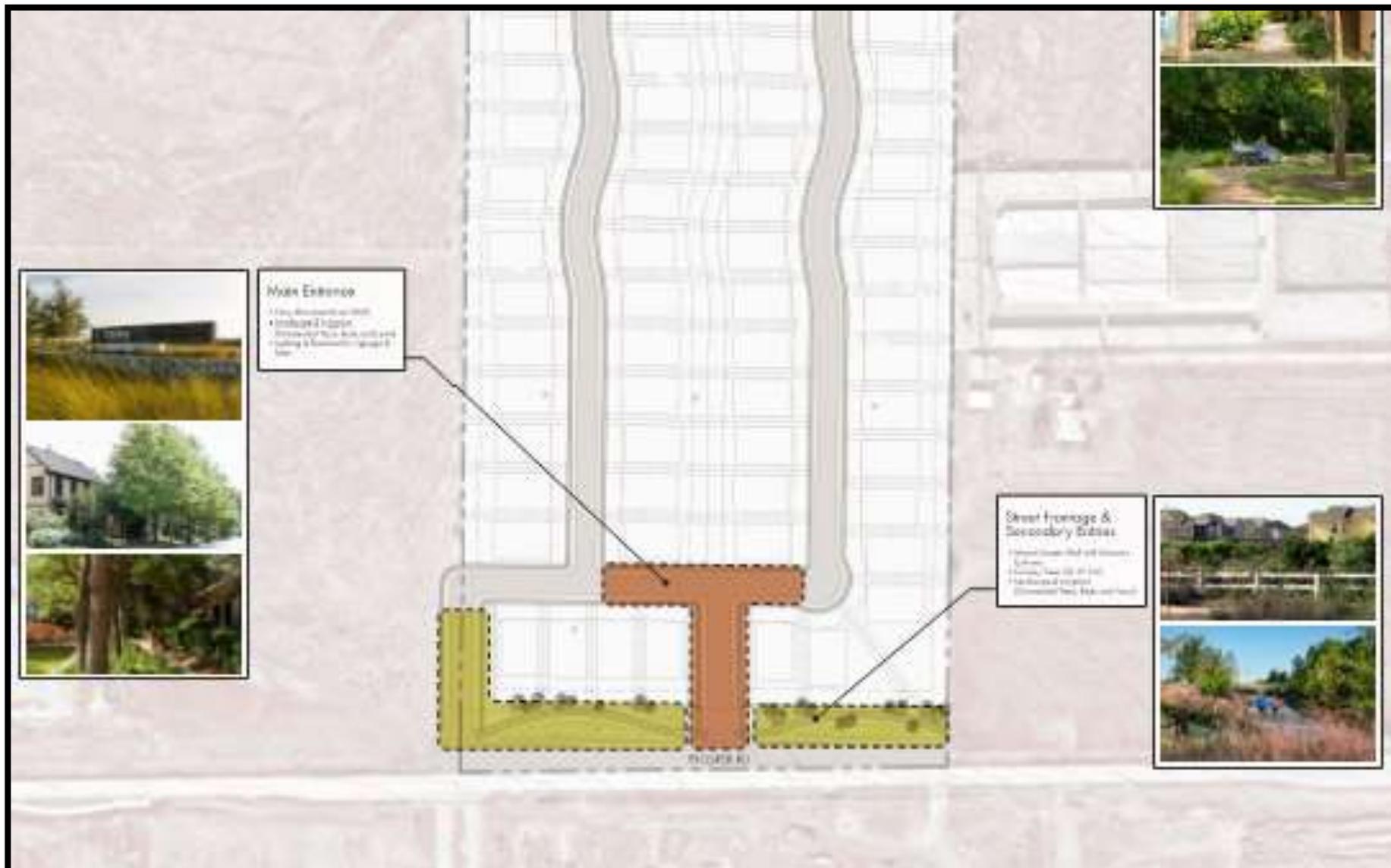
TOWN OF PROSPER





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Architectural Standards

Masonry Materials: Clay Fired Brick, Stone (Natural or Manufactured), granite, marble, Stucco (Three-Coat), and Cementitious Fiber Board (20% max for the entire home)

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.
- Cementitious fiber board – up to fifty percent (50%) on upper story(ies) ; total maximum amount cannot exceed 20% for the entire building.
- Upper stories when facing a street, open space, trails, parks – 80% masonry with 20% maximum cementitious fiber board

Roofing:

- Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- Metal roofs shall be non-reflective colors.



TOWN OF
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PROSPER – ELEVATIONS



Noticing

Notices:

- Mailed on Friday, January 9th Planning and Zoning Commission.
- Newspaper Notice on January 23rd for Town Council.

Citizen Response:

- One response in favor of the item.

Recommendation:

- Staff recommends approval.
- Planning and Zoning Commission recommends approval (6-0).