

Planned Development Prosper Oaks (ZONE-24-0022)

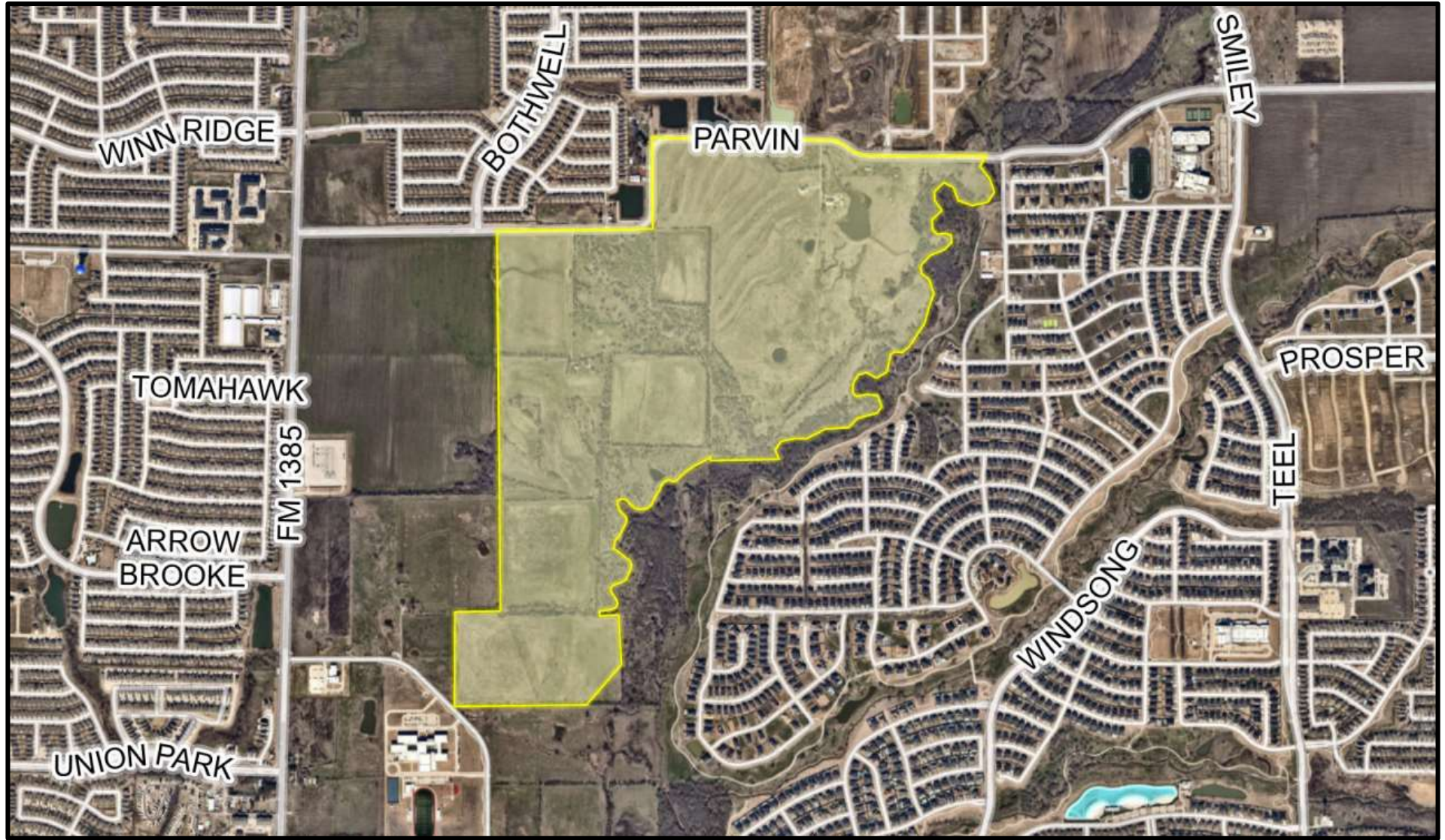
Agenda Item

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)

Proposal

Purpose:

- Construct a maximum of 800 single-family homes on 373.5 acres (306.3 net acres).
 - Eastern Tract – Max. of 275 Single-Family Homes (181.8 Acres – 130.7 Net Acres)
 - Western Tract – Max. of 525 Age-Restricted Single-Family Homes (191.7 Acres – 175.6 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.

Eastern Tract:

- Lot sizes ranging from 10,000 square feet to 20,000 square feet with an overall density of 2.1 units per acre.

Future Land Use Plan Cont.

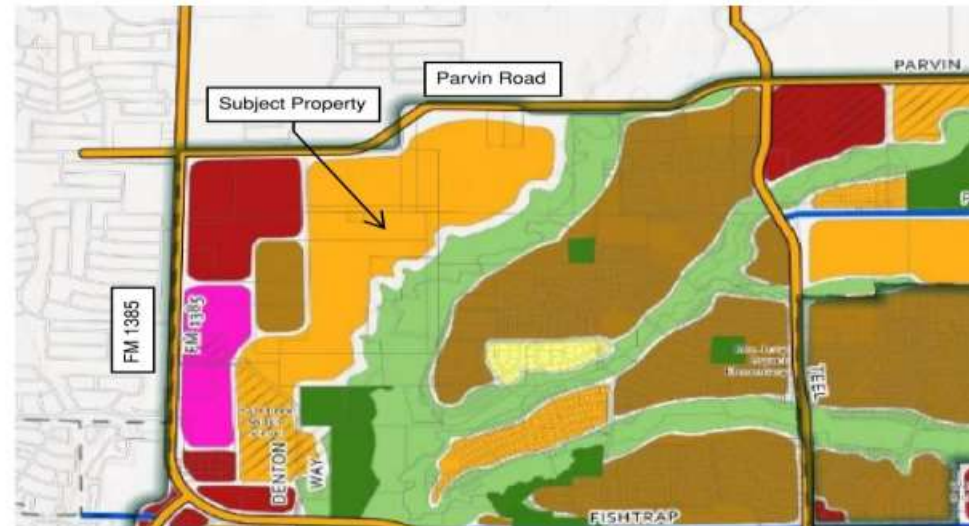
High Density Residential:

- Recommends single-family detached dwelling units on lots that are smaller than 10,000 square feet.
- Neighborhoods have a density greater than 2.5 units per acre.

Western Tract:

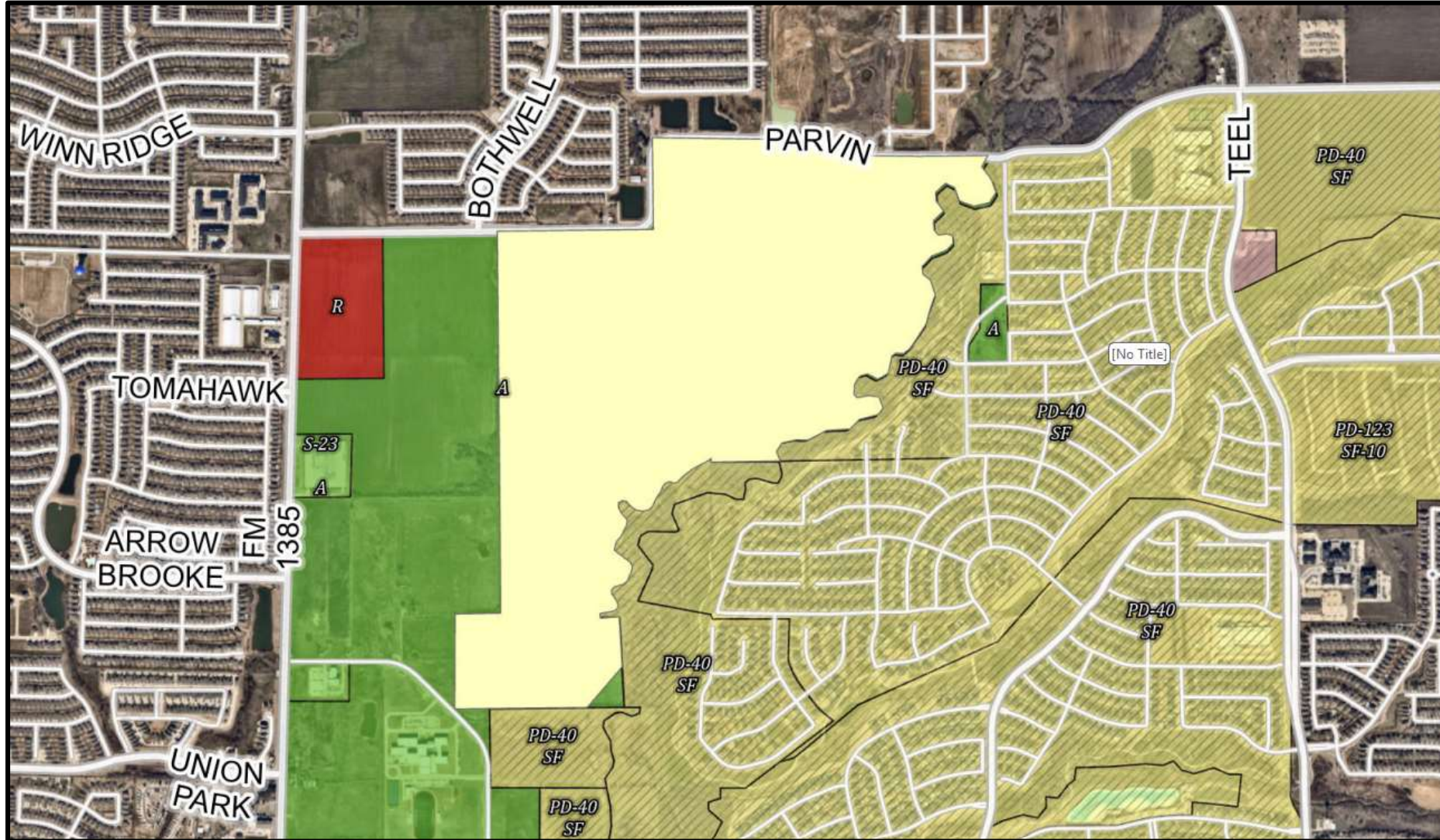
- Lot sizes ranging from 7,500 square feet to 10,000 square feet with an overall density of 3.0 units per acre.

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.

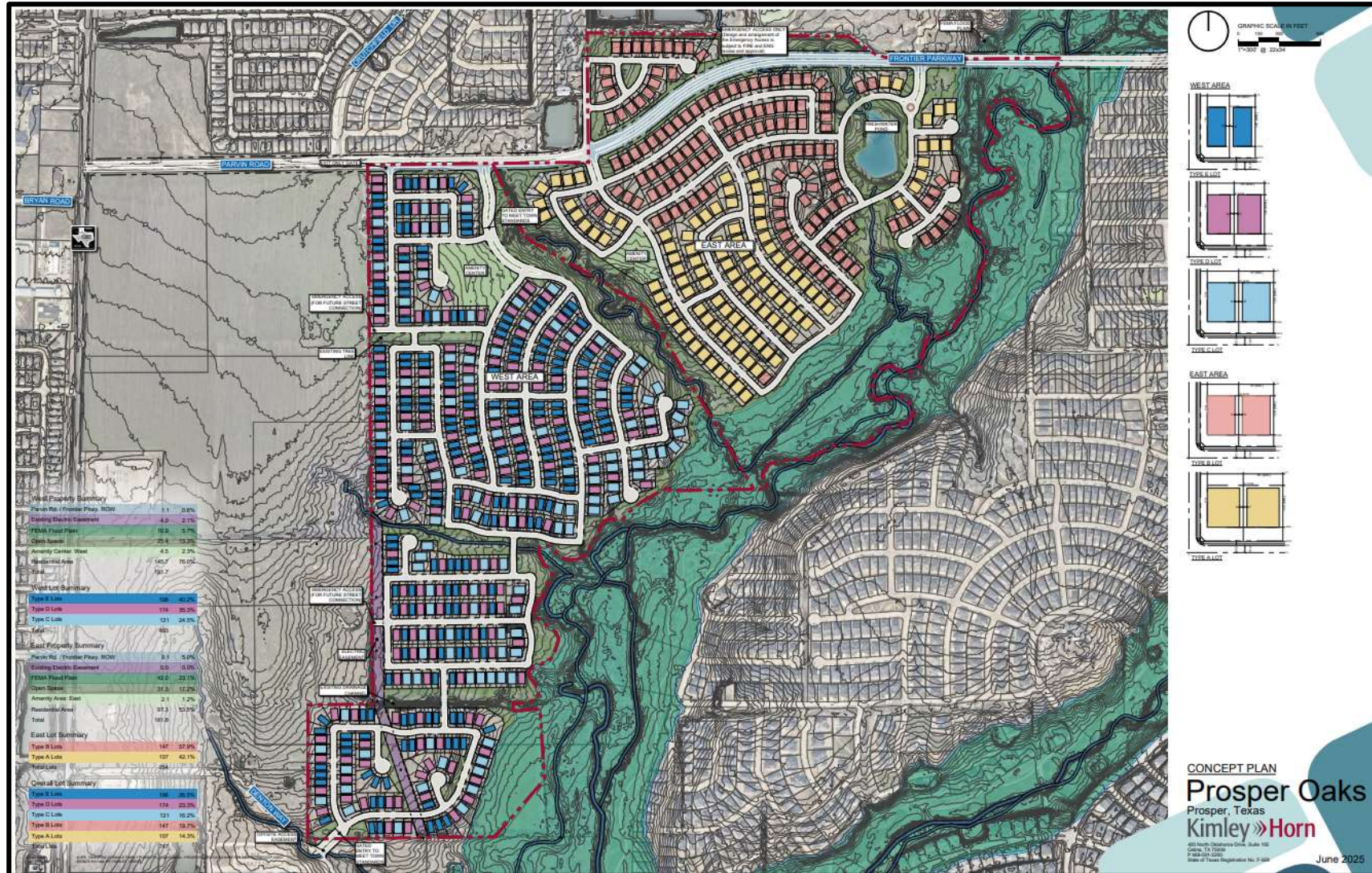
By Right:

- 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; **55'** x 125')

Lot Count:

- Max. of 525 Lots (Min. of 100 Type C Lots & Max. of 200 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: 55' 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.

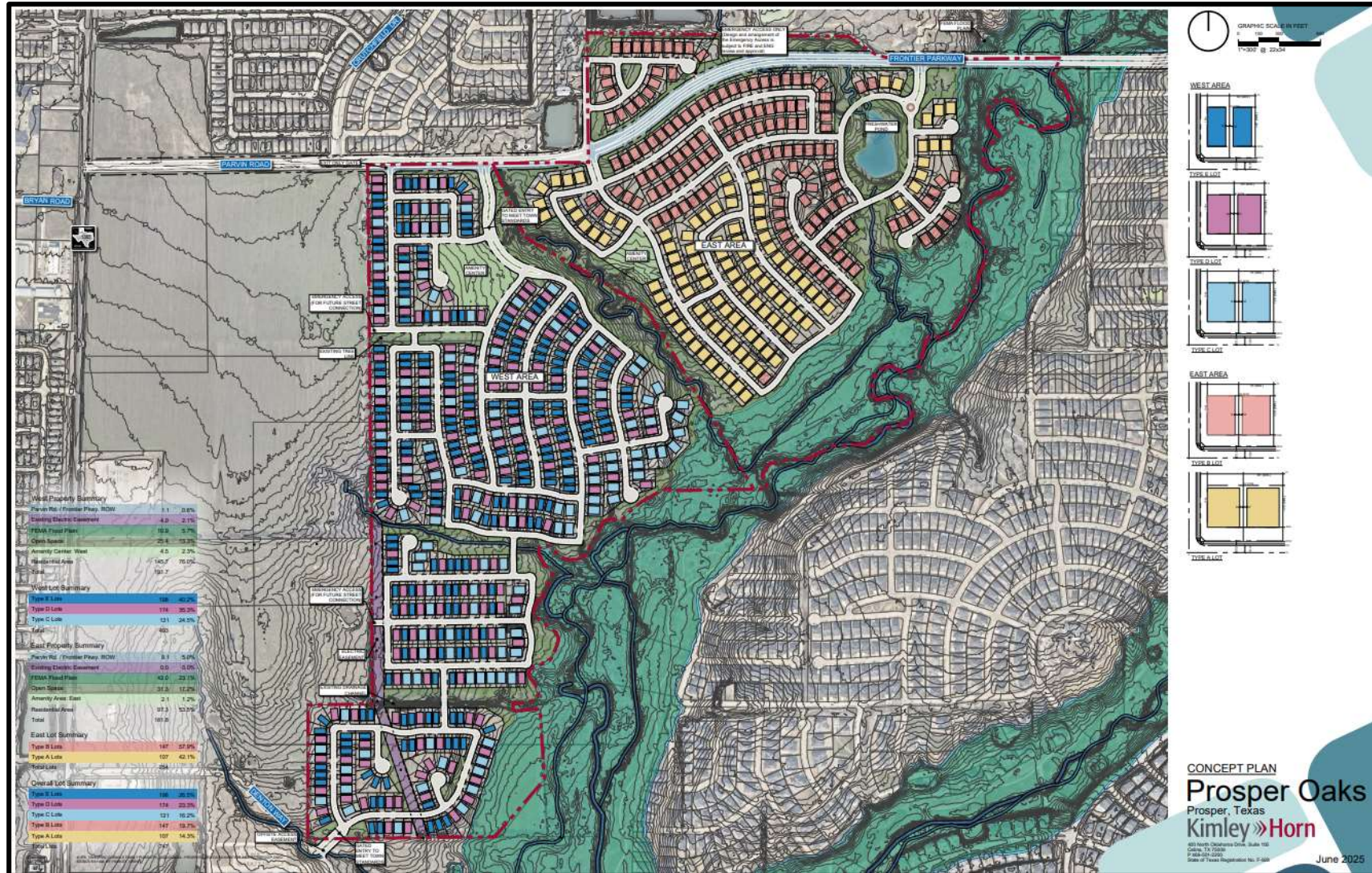
By Right:

- 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





SECTION A-A

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 Craftsman and 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



MISSION



TRADITIONAL



CRAFTSMAN

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.

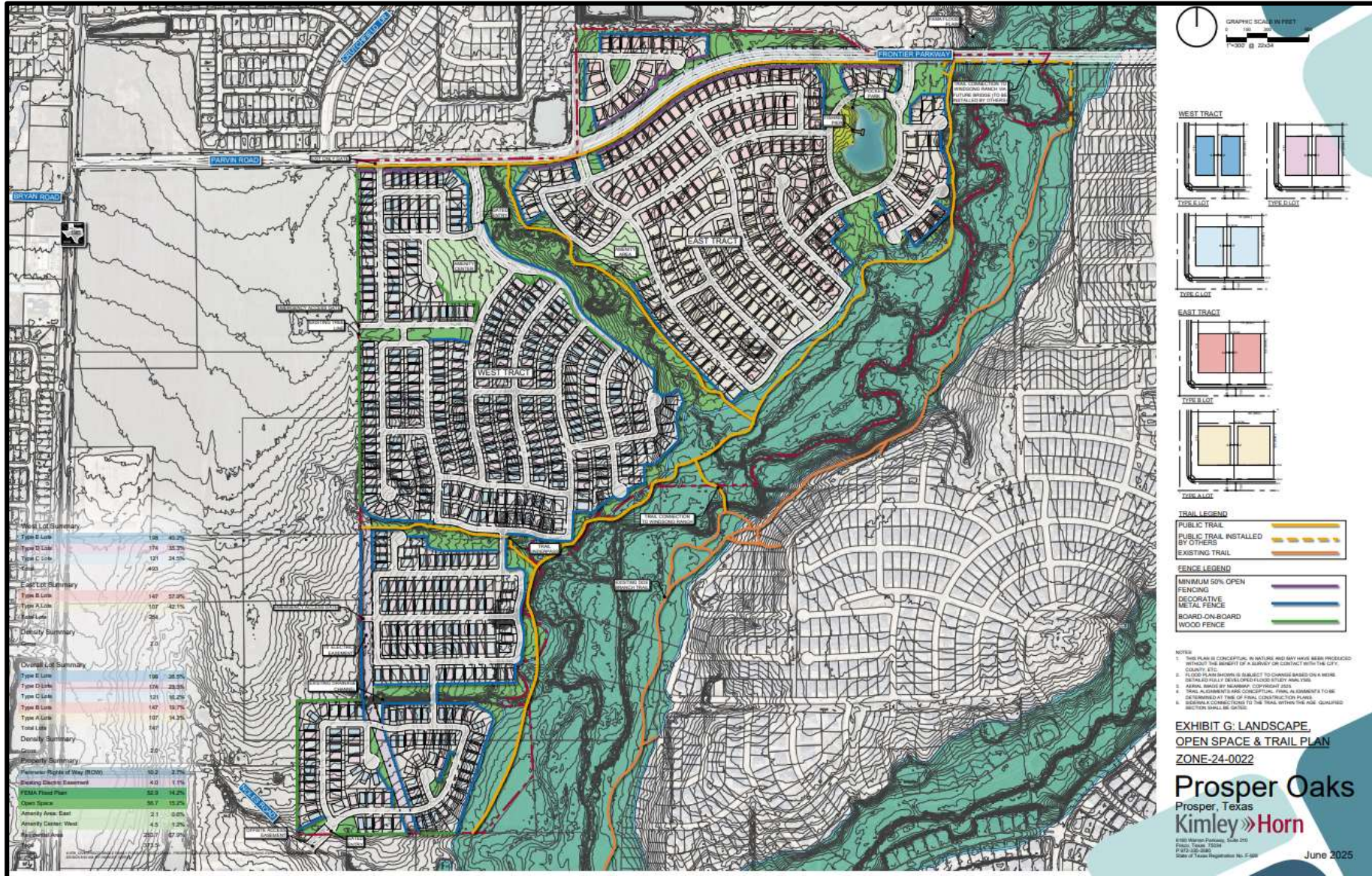
Adjacent to Single-Family:

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

Pedestrian Connectivity

Hike & Bike Trails:

- Six-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:

- Two Letters of Support

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

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