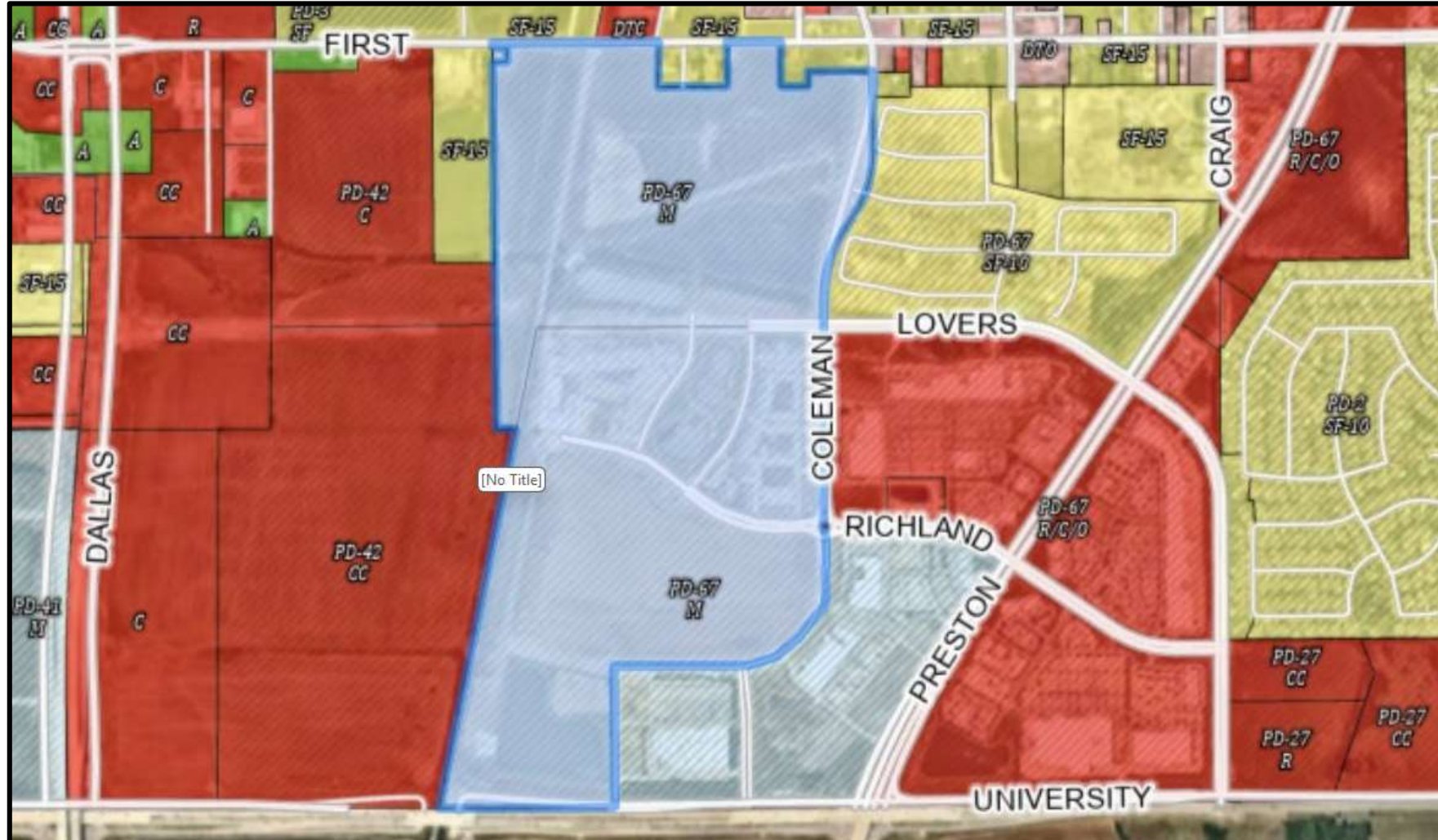


Amendment of Planned Development-67 Gates of Prosper – Subdistricts 2 and 3 (ZONE-24-0012)

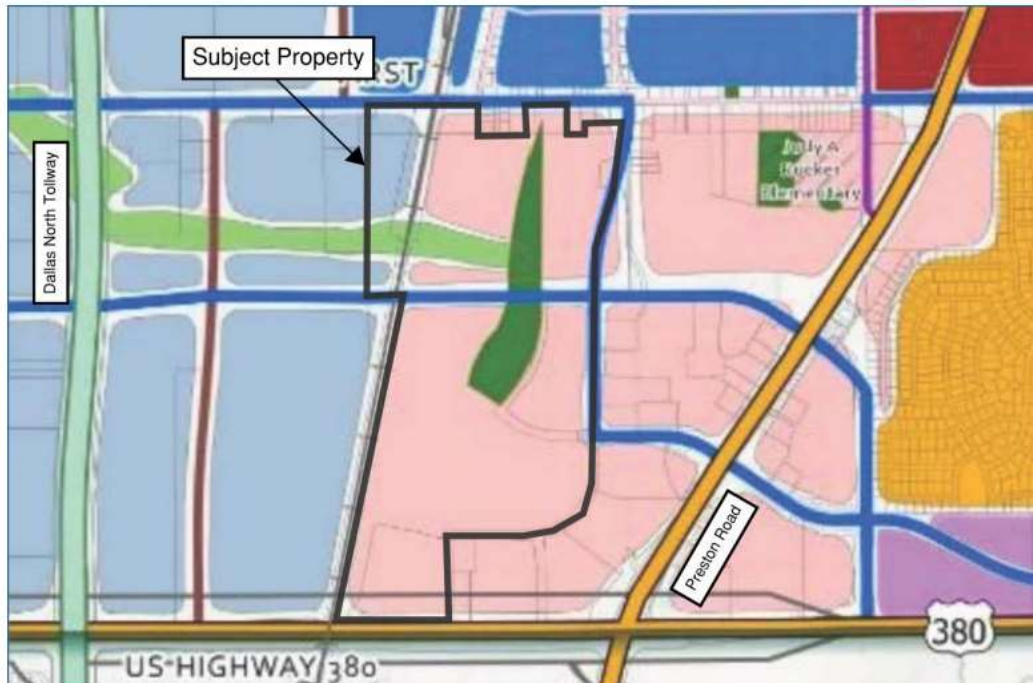
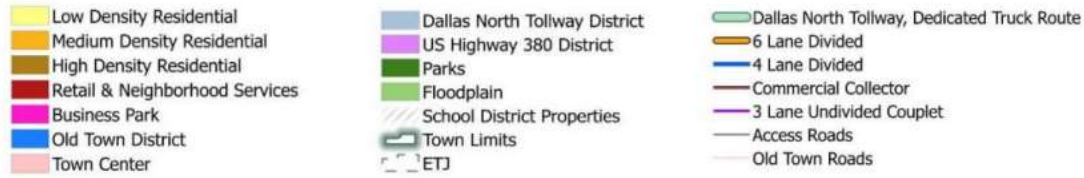
Agenda Item 6.

Conduct a Public Hearing and consider and act upon a request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012)



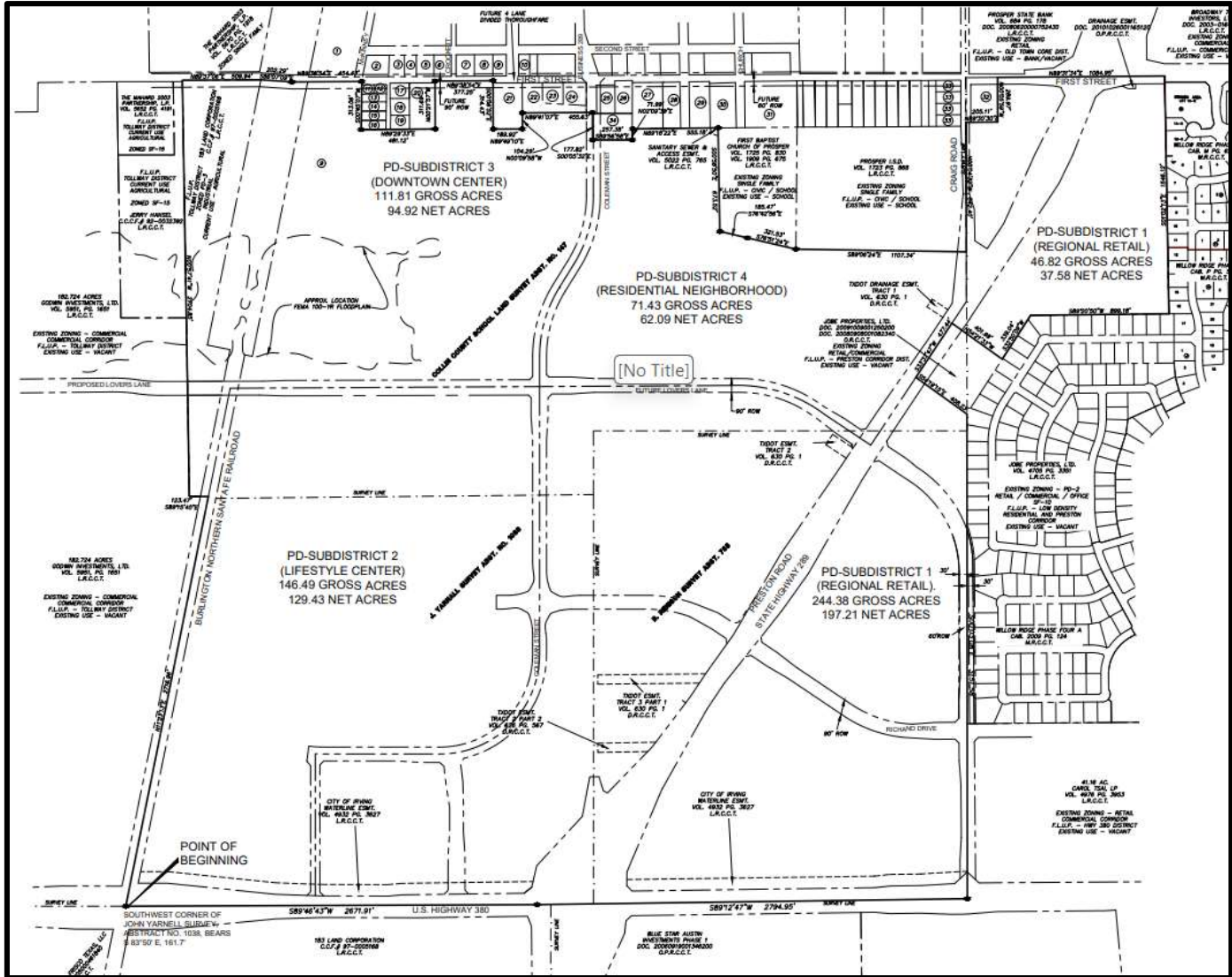


Future Land Use Exhibit

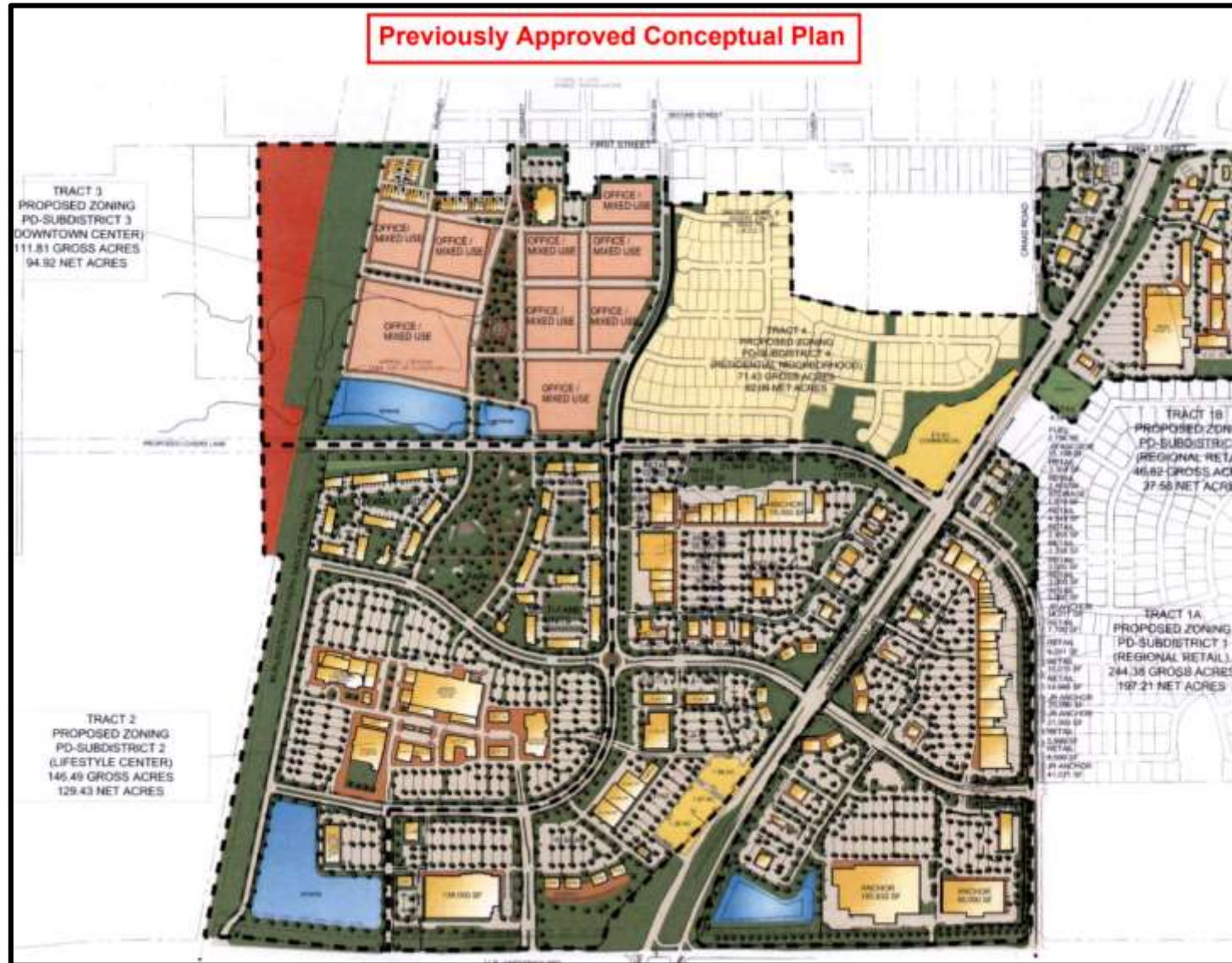


Future Land Use Plan:

The Future Land Use Plan recommends Town Center for the property east of Burlington Railroad. A small portion of the property is west of the railroad and designated Dallas North Tollway District. There are also Park and Floodplain designations within the property.



Previously Approved Conceptual Plan





Subdistrict 2 Lifestyle Center. Serves the purpose of providing a compact, neighborhood and pedestrian scale mixture of office, retail, personal service, residential and community activities on a single or contiguous building sites.

Previous Conceptual Plan



Proposed Conceptual Plan



Subdistrict 3 Downtown Center. Serves the purpose of providing an active living and working community benefiting from its proximity to the existing Town core and the adjacent Subdistricts.

Previous Conceptual Plan



Proposed Conceptual Plan



Information

Background:

On September 17, 2024, the Town Council and Planning & Zoning Commission held a Joint Work Session to discuss the proposed amendment to modify the residential components of Subdistricts 2 and 3.

At the time, the proposal was to modify Subdistrict 2 to allow for 600 additional multifamily units and modify Subdistrict 3 to allow 150 alley-served single-family lots, of which a maximum 110 lots would have a 40-foot lot width. District 3 was to also have a maximum 150 townhomes, a use that is already allowed within the Planned Development.

Proposed Modifications

Multifamily

Current Criteria for Multifamily:

- Maximum 600 units for all Subdistricts
- Maximum 600 units for Subdistrict 2
- Maximum 300 Multifamily Units for Subdistrict 3

Proposed Criteria for Multifamily:

- Maximum 1,200 units for all Subdistricts
- Existing 600 units in Subdistrict 2
- Additional 600 units allowed in Subdistrict 2
- A clarification was added to the standard that 40 percent of units will have private garages; it only applies to the multifamily that is outside of the Lifestyle Center.

Proposed Modifications

Townhomes

Existing Criteria for Townhomes:

- Maximum 150 units for all Subdistricts
- Maximum 150 units in Subdistrict 2
- Maximum 150 units in Subdistrict 3
- Minimum lot area of 2,500 square feet
 - The applicant indicated that this minimum area was in error. The lot width minimum is 20 ft and the lot depth minimum is 90 ft, resulting in a lot area of 1,800 sq ft.

Proposed Criteria for Townhomes:

- Townhomes still allowed in each subdistrict; the concept plan shows all 150 units within Subdistrict 3
- Minimum lot area of 1,800 square feet
- Addition that greater articulation will be provided on sides of townhomes adjacent to public streets and open spaces

Proposed Modifications

Single Family

Existing Criteria for Single Family

- Maximum 200 units
- Only permitted within Subdistrict 4
- Two lot types at 8,640 sq ft (64 ft x 125 ft) and 9,990 sq ft (74 ft x 125 ft)

Proposed Criteria for Single Family

- 200 Maximum units in Subdistrict 4 per lot types listed above (no change)
Starview Phases 1 and 2 consist of 173 front-entry lots
- No Maximum of Allowable units in Subdistrict 3
 - Front-entry lots
 - Provision added that front yard setbacks will not be staggered

Proposed Modifications

Single Family

Proposed Criteria for Single Family (continued)

- Addition of architectural criteria for single family buildings
- Minimum lot width – 55 ft
- Minimum lot depth – 100 ft
- Minimum lot area – 6,875 sq ft
- Minimum dwelling size – 1,800 sq ft
- Maximum height – 40 ft / two-stories
- Lots may be center loaded or zero lot line patio homes
 - Center Loaded Setbacks: 15' front / 7' side / 20' rear
 - Side Loaded (Patio Home) Setbacks: 15' front / 0' side / 20' rear
 - A 10 ft separation is required between adjacent side loaded units

Noticing

Notices:

- Mail – Friday, July 25th
- Newspaper – Friday, August 8th

Citizen Response:

- None

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Denial (4-0)

Issues:

- Density of Subdistrict 3
- Single Family Lot Width