

Comprehensive Plan Amendment Prosper Oaks (COMP-24-0002)

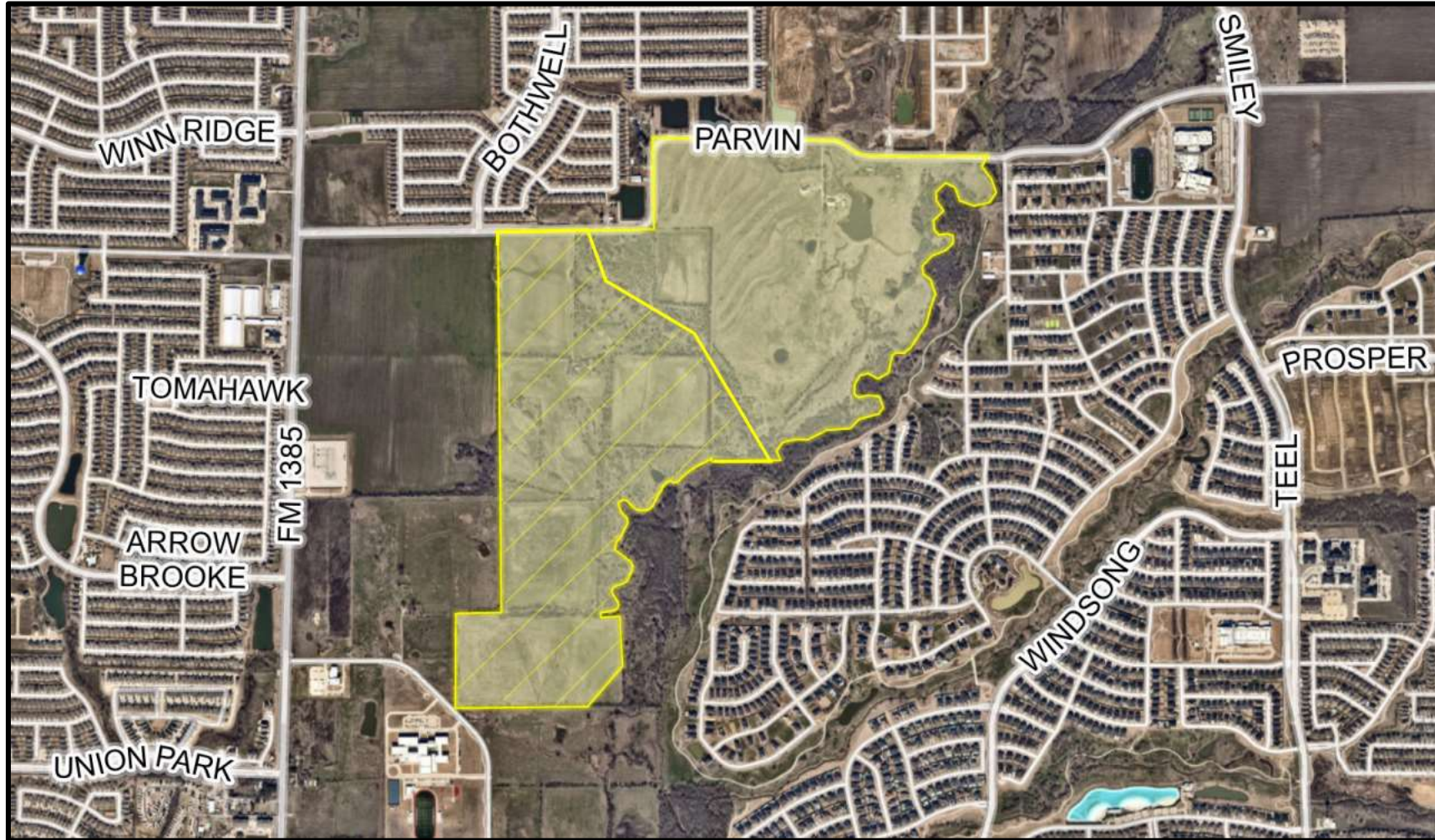
Agenda Item

Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002)

Proposal

Purpose:

- Construct a maximum of 525 age-restricted single-family homes on 191.7 acres (175.6 net acres).
 - 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 Plan

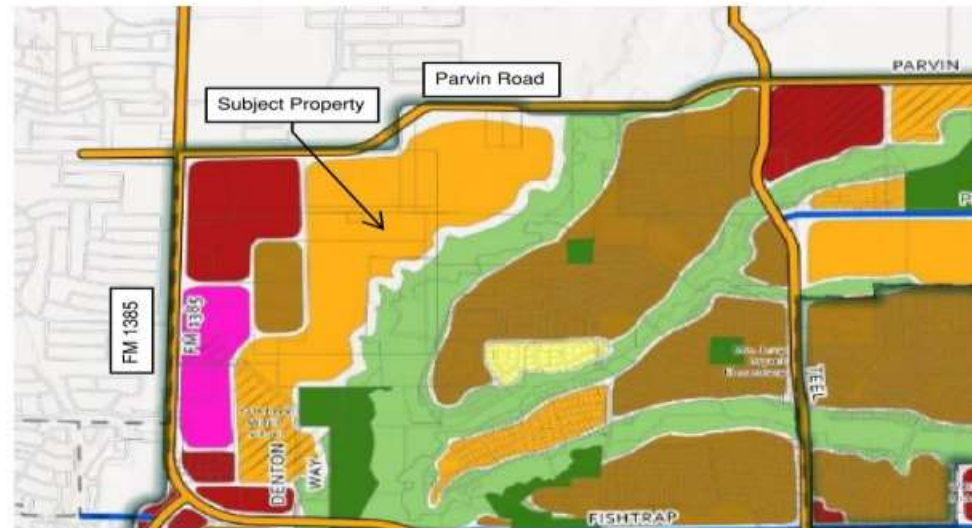
Medium Density Residential (Current Designation):

- 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.

High Density Residential (Proposed Designation):

- 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.

Future Land Use Exhibit



Comprehensive Factors

Criterion #1:

- Will the proposed change enhance the site and the surrounding area?
 - *“The community sits adjacent to the Doe Branch corridor which provides an abundance of open space not previously accessible to the public. A system of trails and open space enhancements will be elements constructed within the community to connect residents to the Doe Branch ecosystem. The community will be designed in accordance with the zoning and subdivision standards of the Town of Prosper; moreover, the attached Planned Development District will further layout the overall concept for the Prosper Oaks community with its amenities.”*

Comprehensive Factors Cont.

Criterion #2:

- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?
 - *“The east portion of the tract aligns with the Future Land Use Plan while the west portion of the tract fulfills a need for senior housing in the Town of Prosper. The proposed uses are in separate school districts, but the entire neighborhood will be marketed and branded as one community.”*

Comprehensive Factors Cont.

Criterion #3:

- Will the proposed use impact adjacent residential areas in a negative manner?
 - *Not Answered.*

Comprehensive Factors Cont.

Criterion #4:

- Will the proposed use be compatible with and/or enhance adjacent residential uses?
 - *“The residential uses do not change. Moreover, it creates two residential markets (i.e. market rate and age-qualified), thus accelerating completion of the trails systems and providing access to the open spaces along Doe Branch.”*

Comprehensive Factors Cont.

Criterion #5:

- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
 - *“The community will be branded and operated in the same manner. It is currently surrounded and adjacent to both institutional and single-family residential. The compatibility will be carried through in the zoning documents and by way of developing in accordance with the development standards and regulations of the Town of Prosper.”*

Comprehensive Factors Cont.

Criterion #6:

- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
 - *“No, the change seeks to add public tax base, while at the same time offering a community that fills needed segment of age-qualified, senior housing, capitalizing on a property that is uniquely split between two school districts (i.e. PISD and DISD).”*

Comprehensive Factors Cont.

Criterion #7:

- Would it contribute to the Town's long-term economic stability?
 - *Not Answered.*



Recommendation

Town Staff:

- Approval, if zoning case is approved.
- Denial, if zoning case is denied.

Planning & Zoning Commission:

- Denial (4-0)
 - Due to recommending denial for the associated zoning case.