

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Planned Development for Downtown Mixed-Use Building

Town Council Meeting – April 16, 2024

Strategic Visioning Priority: 2. Development of Downtown as Destination

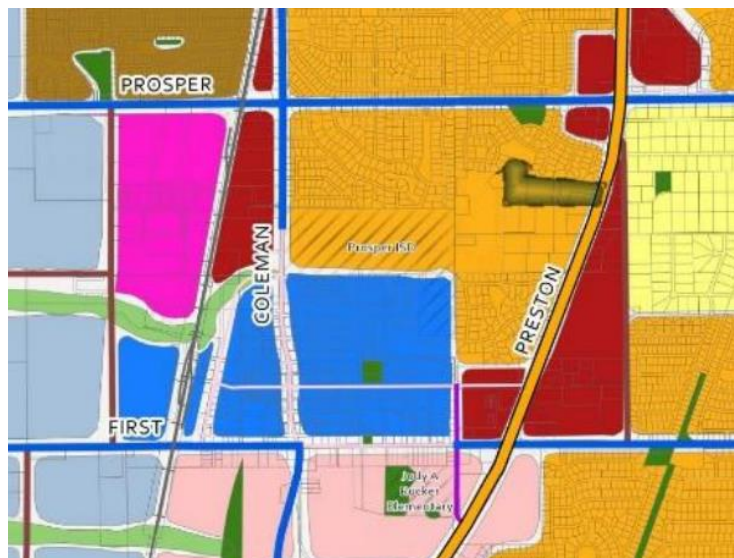
Agenda Item:

Consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses, located on the northeast corner of Coleman Street and Sixth Street. (ZONE-23-0029)

On March 26, 2024, this item was presented to Town Council, a public hearing was held, a public hearing was closed, and after discussion this item was tabled.

Future Land Use Plan:

The Future Land Use Plan recommends the Old Town District. The proposed zoning request conforms to the Future Land Use Plan.



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

Zoning:

The property is zoned Single Family-15.

Thoroughfare Plan:

This property has direct access to Sixth Street.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received one response in opposition to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Plan Exhibit
3. Exhibit A – Survey
4. Exhibit B – Letter of Intent
5. Exhibit C – Development Standards
6. Exhibit D – Conceptual Plan
7. Exhibit E – Development Schedule
8. Exhibit F – Elevations
9. Exhibit G – Landscape Plan
10. Email in Opposition

Description of Agenda Item:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Office. The intent of the request is to construct a two-story, mixed-use building that allows for multifamily, office, and retail uses. The first floor will consist of office and retail uses while the second floor will consist of a maximum of four multifamily units.

Compatibility:

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the surrounding areas. There is surrounding development to the north that shares the same base zoning as the proposed development. Additionally, areas to the south and the west have zoning districts that will produce similar uses to the proposed uses in this Planned Development.

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Vacant	Old Town District
North	Planned Development-112 (Downtown Office)	Office	Old Town District

East	Single Family-15	Residential	Old Town District
South	Commercial	Residential	Old Town District
West	Downtown Retail	Vacant	Old Town District

Uses:

The list of permitted uses within this Planned Development is shown below.

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop
- Insurance Office
- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multifamily (2nd Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales
- Similar uses, as determined by the Director of Development Services.

Parking:

The parking requirements are as follows.

- Multifamily – 2 Spaces per Unit
 - 4 Units (8 Spaces Required)
- Office – 1 Space per 350 Square Feet
 - 2,450 Square Feet (7 Spaces Required)
- Retail – 1 Space per 250 Square Feet
 - 2,450 Square Feet (10 Spaces Required)

A total of 20 spaces are being provided for this development. Of the twenty spaces, eight are allocated to multifamily use and are in enclosed garages. The remaining twelve spaces will be accessible to the public and are sufficient whether the first floor develops as office, retail, or a combination of these uses.

Landscaping:

The landscaping standards within this Planned Development in comparison to the Town’s Zoning Ordinance are shown below.

	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	Buffer: 5’ Landscape Area Plantings: Ground cover	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Eastern Boundary (Adjacent to Residential)	Buffer: 5’ Landscape Area Plantings: One large tree, three-inch caliper minimum, on both landscape islands. One ornamental tree every 15 linear feet between the landscape islands.	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Southern Boundary (Sixth Street)	Buffer: 5’ Landscape Area Plantings: Ground cover	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Western Boundary (Coleman Street)	Buffer: 5’ Landscape Area Plantings: One ornamental tree every 15 linear feet. Three shrubs, five-gallon minimum, on each landscape planting area on the western property line.	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.

The planting areas on the northern and southern property lines are impacted by the condensed site. Staff recommended ground cover for these buffers and appropriate landscaping adjacent to the neighboring residential property and Coleman Street. Staff has determined that adequate landscaping has been provided on the eastern and western boundaries to mitigate the landscaping provided on the northern and southern boundaries.

The following items were added to the Planned Development based on Town Council discussion on March 26, 2024.

Permitted Uses:

Beauty Shops/Salon has been removed from the list of permitted uses.

Parking:

No storage shall be permitted in enclosed garage spaces. The spaces outside of the enclosed garages shall be designated for office and retail parking only during business hours.

Fencing:

The fencing standards within this Planned Development require board-on-board fencing on the eastern property line from the alleyway to the most southern parking space. Additionally, wrought iron fencing shall be on the eastern property line from the most southern parking space to the right-of-way.

Signage:

The signage standards within this Planned Development require any signage to be limited to the Coleman Street side of the property. All signage will follow the Town's Sign Ordinance.

Architectural Standards:

The architectural standards within this Planned Development require structures on the property to be at least 90 percent masonry (clay fired brick, natural and manufactured stone, granite, marble) per elevation and limit the use of stucco to no more than ten percent per elevation. Additionally, the façade facing Coleman Street shall be designed to resemble a storefront. Lastly, all construction shall have an approved façade plan before issuance of a building permit.

Alleyway Paving:

The paving standards within this Planned Development require the developer to pave the alleyway to the north of the property prior to the commencement of construction.

Sidewalk Construction:

The sidewalk construction standards within this Planned Development require the developer to construct a temporary sidewalk from the parking area along the southern edge of the building and along Coleman Street for access to the businesses on the first floor.

Town Staff Recommendation:

Town Staff recommends approval of this revised request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development-Downtown Office, located on the northeast corner of Coleman Street and Sixth Street.

Planning & Zoning Recommendation:

The Planning & Zoning Commission recommended approval of this item by a vote of 4-2 at their meeting on March 19, 2024. Commissioners Reeves and Blanscet voted in opposition to this item due to concerns with the multifamily component and the adjacency to residential development to the east.

Proposed Motion:

I move to approve/deny the request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development-Downtown Office, located on the northeast corner of Coleman Street and Sixth Street.