

## **FUTURE LAND USE MAP AMENDMENT**

### **Vee Prosper Oaks Development**

Vee Development Company requests an amendment to the Future Land Use Map (FLUM) of the Town of Prosper Comprehensive Plan. The FLUM calls for Low Density Residential development. Through extensive site planning and due diligence, it was determined that physical characteristics of the site and surrounding area land uses make this property an ideal location for higher density residential development (7,500-8,750 SF) for both prospective homeowner desirability and economic viability.

The location of this property creates the perfect opportunity for a larger lot size than the average in the area (6,000 SF) to provide high-end homes for families who want a more premium option than what is available in the area. The density of lots in the proposed subdivision will help provide the necessary yields to develop the property and stimulate more opportunity for development in this area.

The proposed expansion of FM 1385 will be more than adequate to mitigate any traffic issues with the proposed higher density subdivision. The location of this development being 1.6 miles North of U.S. 380, ensures a quick path to major thoroughfare's with the ability to reach retail and commercial spaces. While the distance is a short 1.6 mile drive down to 380, this is more than enough distance from the development to prevent noise pollution from U.S. 380, which appeals to the target demographic of nature-enjoying families.

The development will feature an amenity center, with a playground and pool, green spaces, as well as a hike and bike trail that will tie-in to the Town of Prosper's overall trail system. These amenities will allow for residents to still enjoy nature and connect with the town and surrounding community. With a new middle school directly south of the subdivision and an elementary school only 1-mile away, this development is designed for those families who like to enjoy a more active outdoor lifestyle while still being in close proximity to their children's schools.

The PD would ensure that the standards with the proposed subdivision fit in with the developments in the proximity with comparable lot sizes and amenities. This development will also act as a transition area in terms of lot sizes as the Town grows from a school site to the South to larger residential lots to the North.

Please consider the following considerations from the Comprehensive Plan in evaluating amendment to the FLUM to accommodate the proposal:

- The proposed use will enhance the surrounding area by providing larger than the surrounding 6,000 SF lots by keeping that nature connection feel to the area. This lot size will be ideal for families looking for an affordable home in a great location.
- The proposed change in use is optimal to tie-in the surrounding areas (smaller lots) to the larger residential lots to the North. The proposed subdivision will enhance the value of the surrounding community because of the higher-end homes the development will bring in. The proposal for a Planned Development will utilize existing nature, hike & bike trails, and green spaces to ensure compatibility and connectivity with adjacent residential uses. Measures and parameters such as landscaping and buffering will allow a harmonious transition from 6,000 SF lots to larger residential lots to the North and keeping the nature feel to the surrounding area.
- The proposal for a Planned Development will not impact any of the surrounding areas in a negative way. Negative impacts will be avoided by the implementation of careful site planning, use restrictions, and development parameters. There is a natural barrier with the existing creek separating this development from the medium density housing to the East.
- Adjacent uses are residential and a planned middle school to the South. The proposed Architectural style of homes will blend with the general look of the surrounding areas. These homes will be higher-end homes with premium architectural features and cladding to support the desired look and standard of the Town of Prosper. The playground and pool will have reasonable operating hours to ensure noise nuisance is avoided during the later hours of the day. Since the proposed use will not be drastically different than the surrounding areas, there should not be any concern for disrupting the surrounding residential communities.
- The proposed use presents significant benefit to the public health, safety, welfare and/or social well-being of the community by encouraging more cohesive families to migrate to the area who want their kids to attend schools close to their homes. This will tie the community together and create a

family friendly environment, which will keep the higher standard of family living in the Town of Prosper “prospering” for years to come. Higher standards of living with stable families, is the key to long term economic success. This development will only help push the Town of Prosper forward with growing in the most stable ways to ensure positive economic stability and longevity.