



Proposal

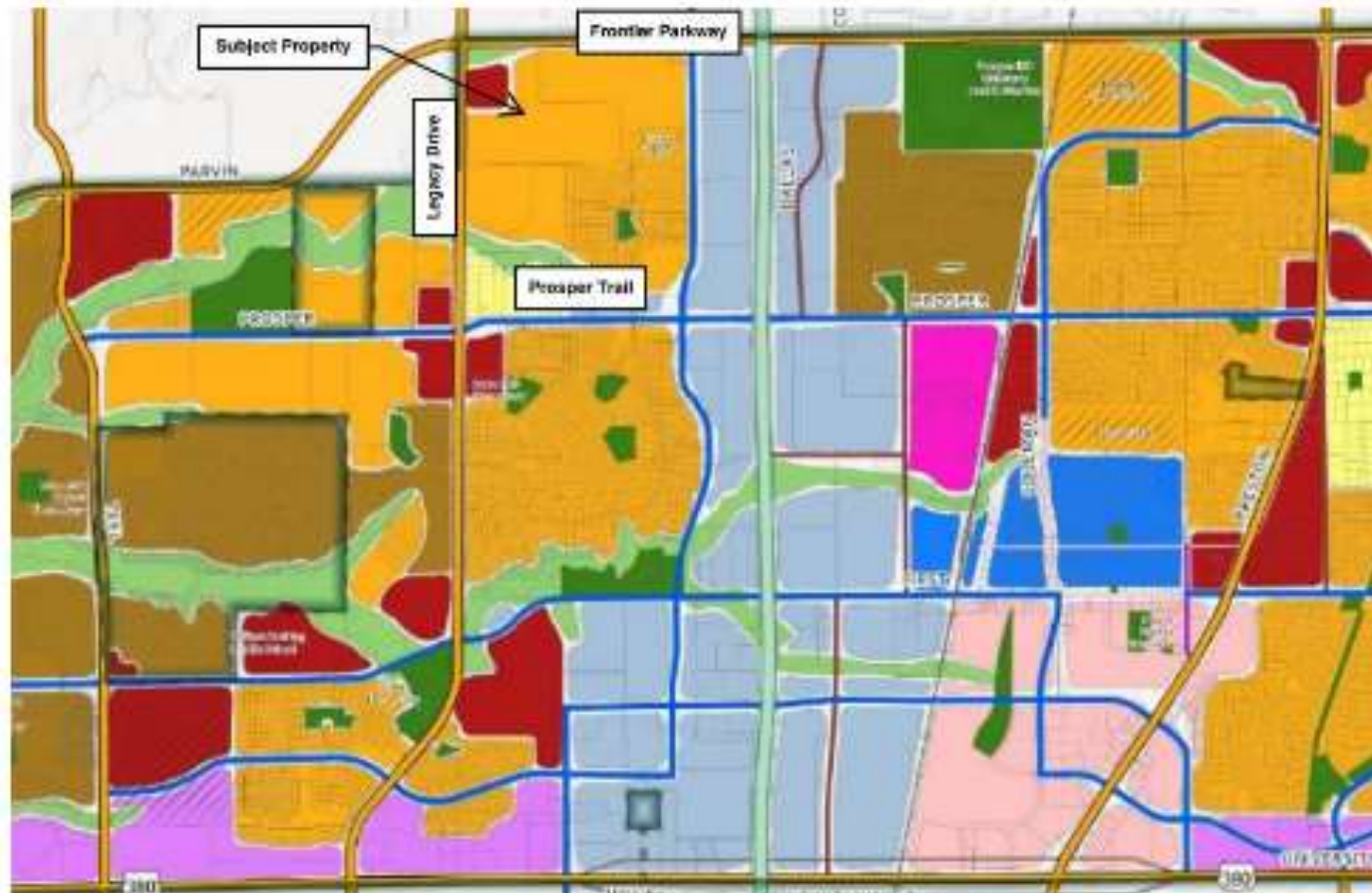
Purpose:

- Construct a maximum of 221 single-family homes on 90.7 acres.
- Construct commercial buildings with retail uses on 29.8 acres.

History:

- Originally zoned Planned Development-44.
 - Single-Family
 - Retail Uses

Future Land Use Exhibit



- 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

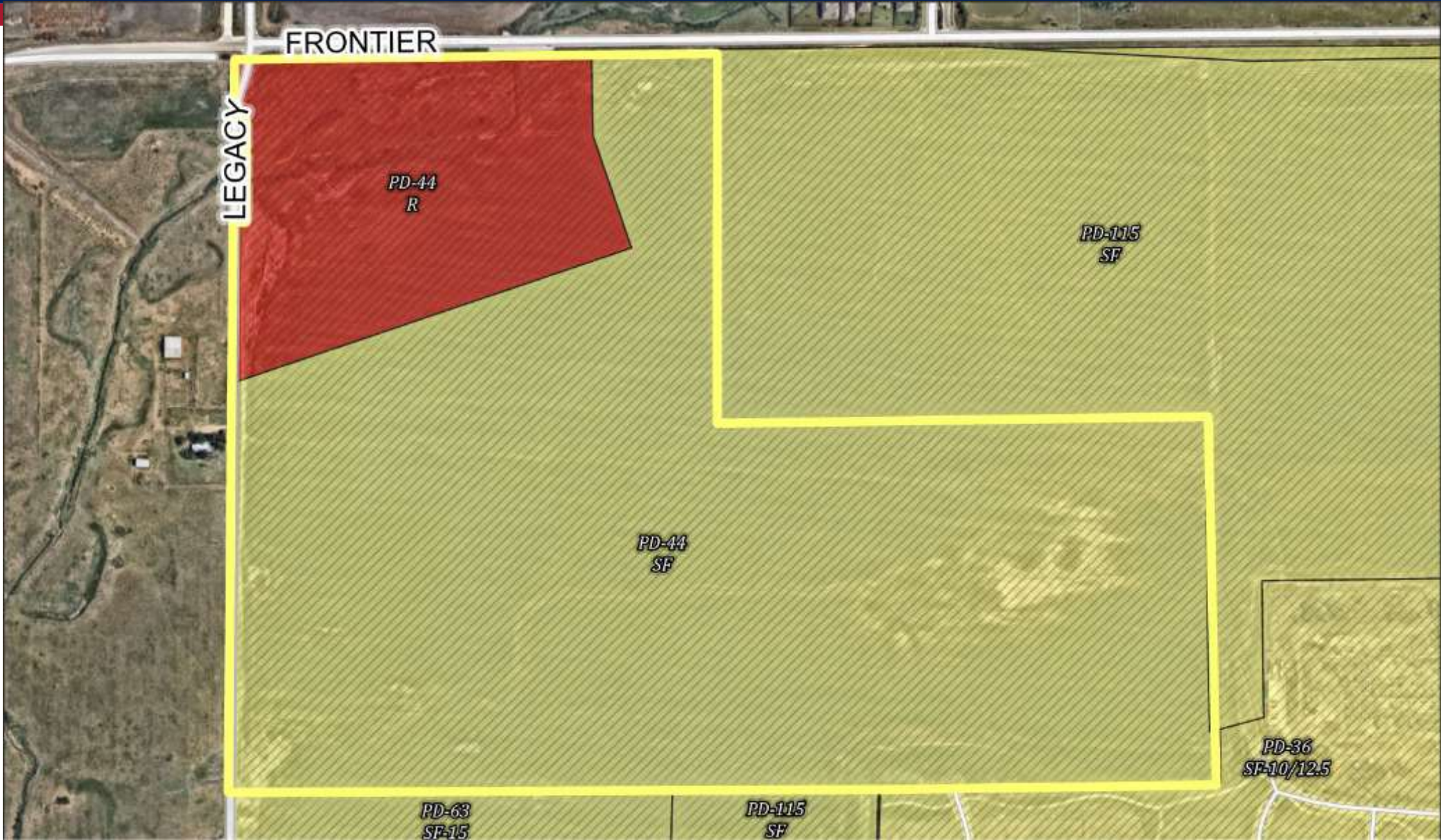
Future Land Use Plan

Medium Density Residential:

- Recommends single-family detached dwelling units.
 - Lots that range from 12,500 square feet to 20,000 square feet.
- Neighborhoods may have a variation of lot sizes provided that the density is within a specific range.
 - Range is 1.6 – 2.5 dwelling units per acre.

Retail & Neighborhood Services:

- Recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.



Surrounding Area

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-44 (Single Family-10 and Office/Retail)	Vacant	Medium Density Residential and Retail & Neighborhood Services
North	City of Celina	Vacant	N/A
East	Planned Development-115 (Single-Family)	Vacant	Medium Density Residential
South	Planned Development-63 (Single Family-15)	Vacant	Medium Density Residential
West	City of Celina	Vacant	N/A

RESIDENTIAL SECTION

Density

Medium Density Residential:

- Range is 1.6 – 2.5 dwelling units per acre.

Proposed Residential Area:

- 221 single-family homes on 90.7 acres.
 - Density of 2.4 dwelling units per acre.

District Regulations

	Previous Regulations (Planned Development-44)	Proposed District Regulations (Development Standards)
Size of Yards	<p>Front: 25' (Type A & B) 30' (Type C)</p> <p>Side: 8' 15' (Adj. to Side Street)</p> <p>Rear: 25'</p>	<p>Front: 25'</p> <p>Side: 8' 15' (Adj. to Side Street)</p> <p>Rear: 25'</p>
Size of Lots	<p>Minimum Area: 10,000 SF (Type A) – Max. of 54 11,000 SF (Type B) – Max. of 95 12,000 SF (Type C) – Min. of 49</p> <p>Minimum Lot Width: 80'</p> <p>Minimum Lot Depth: 125'</p>	<p>Minimum Area: 10,500 SF (Type A) – Max. of 55 (Town Staff recommend Max. of 50) 11,000 SF (Type B) 12,000 SF (Type C) – Min. of 50 (Town Staff recommend Min. of 55)</p> <p>Minimum Lot Width: 76' (70' on Cul-De-Sac)</p> <p>Minimum Lot Depth: 140' (120' on Cul-De-Sac)</p>
Maximum Height	<p>Stories: 40'</p>	<p>Stories: Two and a Half Stories or 40'</p>
Maximum Lot Coverage	<p>Lot Coverage: 45 Percent</p>	<p>Lot Coverage: 50 Percent</p>



LOT SQUARE FOOTAGE SUMMARY

TYPE A (10,500+)		TYPE B (11,000+)				TYPE C (12,000+)	
10640.00	10845.90	11004.00	11041.95	11170.07	11418.45	12002.70	13281.32
10640.00	10883.94	11004.00	11041.95	11170.07	11419.16	12005.33	13299.35
10640.00	10889.95	11004.00	11041.95	11170.07	11480.00	12015.17	13302.12
10640.00	10891.66	11004.00	11049.73	11171.64	11520.93	12016.85	13455.98
10640.00	10896.05	11004.00	11049.73	11177.35	11526.82	12018.22	13808.00
10680.45	10896.51	11004.00	11049.73	11179.00	11661.39	12113.81	13817.03
10700.66	10898.30	11004.00	11049.73	11179.00	11668.57	12116.94	13838.96
10707.47	10899.70	11004.00	11050.30	11198.14	11706.92	12179.72	14233.13
10724.57	10899.74	11004.00	11050.30	11225.72	11795.73	12203.39	14341.67
10731.94	10902.10	11004.00	11050.30	11229.75	11824.43	12218.68	14423.10
10731.94	10903.79	11004.00	11054.10	11241.72	11830.00	12289.14	14496.28
10731.94	10904.32	11004.00	11054.10	11250.95	11845.04	12317.31	14605.14
10739.66	10904.32	11004.00	11054.10	11253.78	11857.54	12356.27	14714.02
10739.66	10904.32	11004.00	11057.94	11260.96	11865.30	12376.12	14816.13
10739.66	10904.32	11004.00	11057.94	11262.26	11906.78	12382.69	15426.18
10744.05	10905.94	11004.00	11057.94	11272.02	11910.50	12383.76	15660.91
10744.05	10905.98	11017.47	11057.98	11272.02	11916.48	12406.05	17046.83
10744.05	10939.85	11017.47	11057.98	11276.26	11919.69	12406.90	20310.17
10747.70	10984.74	11017.47	11057.98	11289.81	11920.53	12407.38	20656.87
10747.70	10984.74	11017.47	11057.98	11289.81	11921.40	12408.36	20720.14
10747.70		11017.47	11076.39	11290.95	11936.43	12417.84	20745.37
10747.74		11017.47	11078.55	11292.73	11937.80	12432.12	20903.41
10747.74		11017.47	11099.23	11300.40	11946.61	12480.05	21434.93
10747.74		11020.56	11110.05	11301.60	11962.17	12536.85	22081.20
10747.74		11032.70	11112.89	11301.60	11968.53	12553.46	28569.59
10752.32		11040.36	11117.29	11314.42	11995.39	12563.14	
10752.32		11040.92	11138.92	11328.40		12573.01	
10752.32		11040.92	11153.08	11349.62		12604.15	
10752.32		11040.92	11163.07	11384.67		12995.81	
10794.30		11040.92	11170.07	11409.64		13036.36	
TYPE A SUMMARY		TYPE B SUMMARY				TYPE C SUMMARY	
MINIMUM	10640.00	MINIMUM	11004.00		MINIMUM	12002.70	
MAXIMUM	10984.74	MAXIMUM	11995.39		MAXIMUM	28569.59	
AVERAGE	10796.88	AVERAGE	11268.83		AVERAGE	14378.28	
# OF LOTS	50	# OF LOTS	116		# OF LOTS	55	
OVERALL SUMMARY							
MINIMUM	10640.00	MAXIMUM	28569.59	AVERAGE	11935.90	# OF LOTS	221

Uses

By Right:

- Accessory Building
- Construction Yard and Field Office, Temporary
- Home Occupation
- Homebuilder Marketing Center
- Model Home
- Park or Playground
- School, Public
- Single-Family Dwelling, Detached

Uses Cont.

By Specific Use Permit:

- Antenna and/or Antenna Support Structure, Non-Commercial
- House of Worship
- Private Recreation Center
- Private Street Development
- School, Private or Parochial

Uses Cont.

Uses That Would Be Eliminated:

- Athletic Stadium or Field, Private
- Athletic Stadium or Field, Public
- Bed and Breakfast Inn
- Cemetery or Mausoleum
- Day Care Center, Adult
- Day Care Center, Child
- Day Care Center, In-Home
- Farm, Ranch, Stable, Garden, or Orchard
- Garage Apartment
- Golf Course and/or Country Club
- Guest House
- Household Care Facility
- Municipal Uses Operated by the Town of Prosper

Uses Cont.

Uses That Would Be Eliminated Cont.:

- Private Utility, Other Than Listed
- Rehabilitation Care Facility
- School District Bus Yard
- Sewage Treatment Plant/Pumping Station
- Stealth Antenna, Commercial
- Telephone Exchange
- Temporary Building
- Utility Distribution/Transmission Facility
- Water Treatment Plant

Architectural Standards

Building Materials (Permitted Materials):

- Architectural Concrete Block
- Cementitious Material
- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)
- Stucco (Three-Coat Process Cement Plaster)

Architectural Standards Cont.

Building Materials (Design):

- Exterior façade of main building or structures shall be constructed of 100% masonry.
- Cementitious materials may constitute up to 20% of the area for stories other than the first story.
- On side and rear elevations, cementitious materials may not be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.
- Any portion of an upper story, excluding windows, that faces a street, public or private parks, or hike and bike trails, shall be 100% masonry and cementitious fiber board may be used for up to 20%.
- The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
- Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, etc.

Architectural Standards Cont.

Roofing (Materials):

- Structures constructed on lots shall have a composition slate, clay tile, standing seam metal, or cement/concrete tile roof.
- Metal roofs shall be non-reflective colors.

Roofing (Pitch):

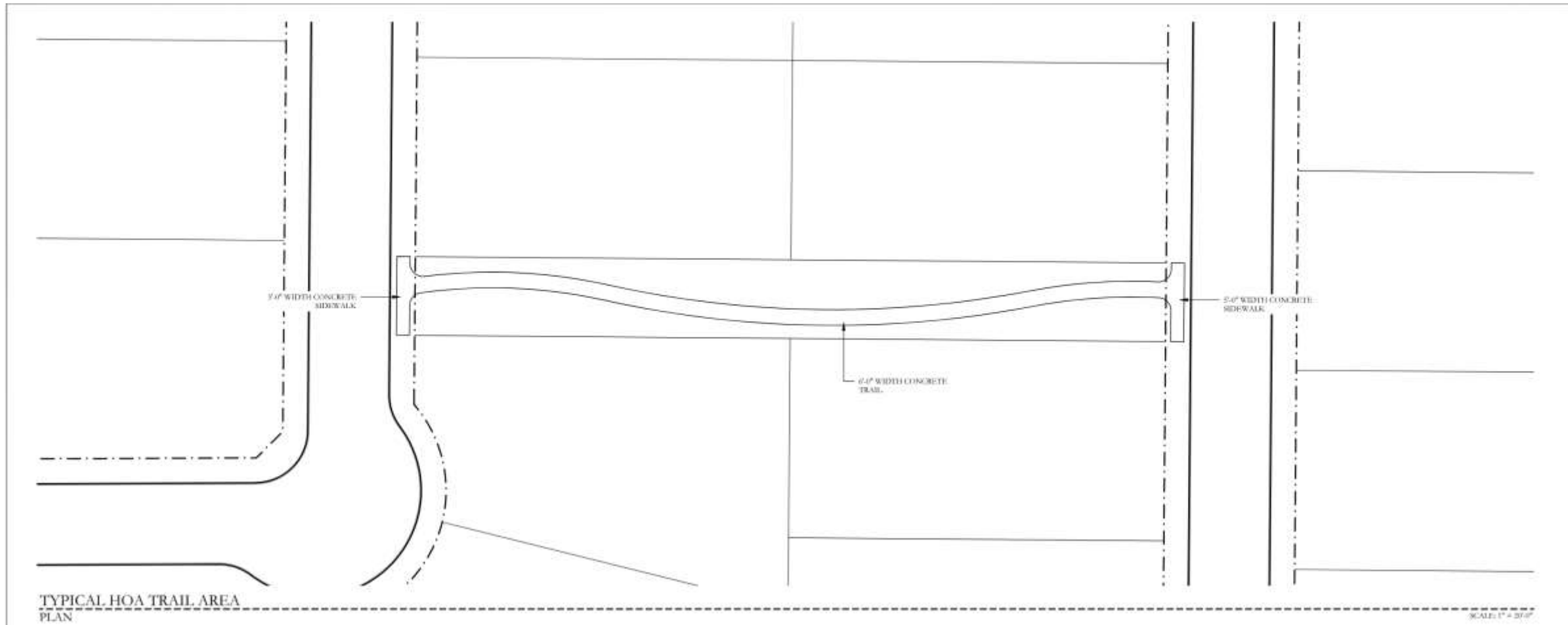
- A minimum of 65% of the surface area of composition roofs shall maintain a minimum roof pitch of 8:12.
- A minimum of 75% of the surface area of clay tile, cement tile, slate or slate products, standing seam metal, or concrete tile shall maintain a minimum roof pitch of 3:12.



Pedestrian Connectivity and Amenities

Features:

- Enhanced Entrance
- Community Amenity Park
- Neighborhood Park



Pedestrian Connectivity and Amenities Cont.

Enhanced Entrance:

- From Legacy Drive to Community Amenity Park
- Ten-Foot Hike & Bike Trail
- Three-Inch Caliper Shade Trees in 40-Foot Intervals

Pedestrian Connectivity and Amenities Cont.

Community Amenity Park (Min. of Four Listed Amenities Including One of Bolded Items):

- Gathering Areas w/ Pavers, Decomposed Granite, and/or Turf & Seating (Min. of 1,000 SF)
- Grill and Picnic Areas
- **Neighborhood Playground Facility**
- Open Natural Grass Play Areas (Min. of 15,000 SF)
- Sand Volleyball Pit
- Shade Structure w/ Seating
- **Tennis Court/Pickleball Court**

Pedestrian Connectivity and Amenities Cont.

Neighborhood Park:

- Seven-acre park dedicated to the Town.

Maintenance

Homeowner's Association:

- Developers shall establish a Homeowner's Association (HOA) where membership is mandatory.
- Responsible for operation and maintenance of all common areas and/or common facilities.
- Director of Development Services to review and approve HOA documents.

COMMERCIAL SECTION

District Regulations

	Previous Regulations (Planned Development-44)	Proposed District Regulations (Development Standards)
Size of Yards	<p>Front: 30'</p> <p>Side: 15' (Adj. to Non-Residential) 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential)</p> <p>Rear: 15' (Adj. to Non-Residential) 30' (One-Story Adj. to Residential) 60' (Two-Story Adj. to Residential)</p>	<p>Front: 30'</p> <p>Side: 0' (Adj. to Creek Area) 15' (Adj. to Non-Residential) 50' (One-Story Adj. to Residential) 75' (Two-Story Adj. to Residential)</p> <p>Rear: 0' (Adj. to Creek Area) 15' (Adj. to Non-Residential) 50' (One-Story Adj. to Residential) 75' (Two-Story Adj. to Residential)</p>
Size of Lots	<p>Minimum Area: 10,000 SF</p> <p>Minimum Lot Width: 100'</p> <p>Minimum Lot Depth: 100'</p>	<p>Minimum Area: 10,000 SF</p> <p>Minimum Lot Width: 100'</p> <p>Minimum Lot Depth: 100'</p>
Maximum Height	<p>Stories: Two Stories or 40'</p>	<p>Stories: Two Stories or 40'</p>
Maximum Lot Coverage	<p>Lot Coverage: 40 Percent</p>	<p>Lot Coverage: 40 Percent</p>

Uses

By Right:

- Administrative, Medical, or Professional Office
- Alcoholic Beverage Sales – Town Staff in Opposition
- Antique Shop
- Artisan's Workshop
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop
- Building Material and Hardware Sales, Minor
- Business Service
- Commercial Amusement, Indoor (Less Than 15,000 SF) – Town Staff in Opposition
- Community Center

Uses Cont.

By Right Cont.:

- Construction Yard and Field Office, Temporary
- Dry Cleaning, Minor
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- House of Worship
- Insurance Office
- Locksmith/Security System Company
- Museum/Art Gallery
- Nursery, Minor

Uses Cont.

By Right Cont.:

- Pet Day Care
- Print Shop, Minor
- Private Recreation Center
- Restaurant
- Retail Stores and Shops (Less Than 70,000 SF) – Town Staff in Opposition
- Retail/Service Incidental
- School, Private or Parochial
- School, Public
- Theater, Neighborhood
- Veterinarian Clinic and/or Kennel, Indoor

Uses Cont.

By Specific Use Permit:

- Antenna and/or Antenna Support Structure, Commercial
- Alcoholic Beverage Establishment – Town Staff in Opposition
- Assisted Care or Living Facility
- Big Box (Greater Than 70,000 SF) – Town Staff in Opposition
- Child Care Center, Incidental / Licensed
- Child Care Center, Licensed
- Commercial Amusement, Indoor (Greater Than 15,000 SF)
- Community Center
- Convenience Store w/ Gas Pumps (**By Right in PD-44**)

Uses Cont.

By Specific Use Permit Cont.:

- Convenience Store w/o Gas Pumps
- Day Care Center, Adult
- Gas Pumps (**By Right in PD-44**)
- Massage Therapy, Licensed (**By Right in PD-44**)
- Meeting/Banquet/Reception Facility
- Restaurant, Drive In (**By Right in PD-44**)
- Restaurant w/ Drive-Through
- Stealth Antenna, Commercial (**By Right in PD-44**)

Uses Cont.

Uses That Would Be Eliminated:

- Accessory Building
- Antenna and/or Antenna Support Structure, Non-Commercial
- Bed and Breakfast Inn
- Beer & Wine Package Sales
- Caretaker's/Guard Residence
- Farmer's Market
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Municipal Uses Operated by the Town of Prosper
- Private Club
- Private Utility, Other Than Listed
- Temporary Building
- Winery

Architectural Standards

Building Materials (Primary Materials):

- Clay Fired Brick
- Granite
- Marble
- Stone (Natural, Precast, or Manufactured)

Architectural Standards Cont.

Building Materials Cont. (Secondary Materials):

- All Primary Materials
- Aluminum or Other Metal
- Cedar or Similar Quality Decorative Wood
- EIFS
- Stucco

Architectural Standards Cont.

Building Materials Cont. (Big Box):

- Architectural Concrete Block
- Architecturally Finished Concrete Tilt Wall
- Split Face Concrete Masonry Unit

Screening

Residential Adjacency:

- Eight-foot masonry wall adjacent to residential development that will be constructed by the first commercial or residential property to develop.
- Wall maintenance easement provided along both sides of the screening wall.

Pedestrian Connectivity and Amenities

Features:

- Creek Area

Creek Area:

- Located on separate lot that will be owned and maintained by Property Owner's Association (POA).
- Meandering walking path spanning between Legacy Drive and Frontier Parkway that includes pedestrian congregation areas.

Maintenance

Property Owner's Association:

- Developers shall establish a Property Owner's Association (POA) where membership is mandatory.
- Responsible for operation and maintenance of all common areas and/or common facilities.
- Director of Development Services to review and approve POA documents.

Summary of Applicant's Requests

Maximum/Minimum Lot Types:

- Applicant is requesting a maximum of fifty-five Type A Lots (10,500 SF).
 - Town Staff is recommending a maximum of fifty Type A Lots.
- Applicant is requesting a minimum of fifty Type C Lots (12,000 SF).
 - Town Staff is recommending a minimum of fifty-five Type C Lots.

Summary of Applicant's Requests Cont.

Staggered Setbacks:

- Applicant is requesting that all lots have a minimum front setback of 25 feet and be staggered at 20, 25, and 30 feet.
 - Town Staff is recommending that all lots have a minimum front setback of 25 feet and be staggered at 25, 30, and 35 feet.

Summary of Applicant's Requests Cont.

Uses:

- Applicant is requesting to have an “Alcoholic Beverages Sales” use by right .
 - Town Staff is recommending that this use be removed.
- Applicant is requesting to have an “Alcoholic Beverages Establishment” use by Specific Use Permit.
 - Town Staff is recommending that this use be removed.

Summary of Applicant's Requests Cont.

Uses Cont.:

- Applicant is requesting that the “Bank, Savings and Loan, or Credit Union” use have an associated drive-through by right.
 - Town Staff is recommending that this use not have an associated drive-through.
- Applicant is requesting that the “Commercial Amusement, Indoor” use be permitted by right if it does not exceed 15,000 square feet and permitted by Specific Use Permit if it exceeds 15,000 square feet.
 - Town Staff is recommending that this use be permitted by Specific Use Permit regardless of the square footage.

Summary of Applicant's Requests Cont.

Uses Cont.:

- Applicant is requesting that the “Retail Stores and Shops” use be permitted by right if it does not exceed 70,000 square feet.
 - Town Staff is recommending that this use be permitted by right if it does not exceed 39,999 square feet.
- Applicant is requesting that a “Big Box” use be defined as exceeding 70,000 square feet.
 - Town Staff is recommending that this use be defined as exceeding 40,000 square feet.

Summary of Applicant's Requests Cont.

Residential Adjacency:

- Applicant is requesting to plant a double row of large, three-inch (3") caliper trees in a 30-foot landscape buffer adjacent to the residential area instead of Town Staff's recommendations.
 - Town Staff is recommending the following:
 - Development immediately adjacent to the residential area be office uses (medical and professional) only.
 - Development immediately adjacent to the residential area have one multi-tenant building.
 - Development immediately adjacent to the residential area be located closer to Frontier Parkway based on size of the building.

Summary of Applicant's Requests Cont.

Plan Approval:

- Applicant is requesting that site plans be approved by the Planning & Zoning Commission and façade plans be approved by the Director of Development Services.
 - Town Staff is recommending that site plans and façade plans be approved by Town Council.

Noticing

Notices:

- Friday, November 8th

Citizen Response:

- None

Recommendation

P&Z Recommendation:

- Approved 4-3 (Commissioners Jackson, Carson, and Harris in Opposition)
 - Commissioners Jackson, Carson, and Harris voted in opposition to this item due to concerns pertaining to the lots within the proposed residential subdivision not falling in the desired lot size range for Medium Density Residential subdivisions (12,500 SF to 20,000 SF) and preferring larger lot sizes instead of larger home sizes.

Staff Recommendation:

- Approval subject to Town staff's recommendations.