

Subject: Letter of Intent for Future Land Use Plan Amendment - 313 N Coleman St, Prosper, TX 75078

Dear Sir/Madam,

I am writing on behalf of Lamda Partners LLC, a company committed to "Building Prosperous Spaces," and we hereby express our intent to apply for a Future Land Use Plan Amendment for the property located at 313 N Coleman St, Prosper, TX 75078.

Property Details:

**Subject Property Acreage:** Approximately 0.2099 acres

**Property Location:** The subject property is situated on the northeast corner of Coleman St and 7th St in Prosper's downtown at 313 N Coleman St, Prosper, TX 75078.

The primary purpose of this Future Land Use Plan Amendment is to seek a change in the current land use designation for the aforementioned property. Currently designated for [insert current land use designation], we propose to amend it to "Mixed-Use Downtown" in alignment with the long-term vision for the Prosper Downtown Revitalization Program.

Reasons for Future Land Use Plan Amendment:

**Alignment with Community Vision:** The proposed "Mixed-Use Downtown" designation aligns with the town's vision for a vibrant and thriving downtown area that combines commercial, residential, and cultural elements. Our project will contribute to the realization of this vision.

**Contribution to Downtown Revitalization:** By amending the Future Land Use Plan to accommodate mixed-use development, we can contribute significantly to the ongoing Prosper Downtown Revitalization Program. This will lead to a more attractive and economically prosperous downtown core.

**Sustainable Growth:** The "Mixed-Use Downtown" designation promotes sustainable urban planning principles, fostering a compact and walkable community that reduces dependence on private vehicles and encourages public transportation usage.

**Economic Impact:** The proposed development aims to create a mixed-use space that includes office and retail components. This will attract businesses, stimulate economic activity, and support local entrepreneurship.

Response to Questions:

- Will the proposed change enhance the site and the surrounding area?

Yes, the proposed change will enhance the site and the surrounding area by promoting a vibrant and mixed-use environment, revitalizing the downtown core, and creating spaces for people to work, live, and socialize.

- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

Yes, the proposed "Mixed-Use Downtown" designation represents a better use than the current designation because it aligns with the evolving needs and aspirations of the community, fostering a dynamic and interconnected urban environment.

- Will the proposed use impact adjacent residential areas in a negative manner?

No, the proposed mixed-use development is designed to minimize any negative impact on adjacent residential areas. Buffer zones, appropriate design elements, and community engagement will be employed to ensure compatibility.

- Will the proposed use be compatible with and/or enhance adjacent residential uses?

Yes, the mixed-use development will be carefully designed to be compatible with adjacent residential uses, offering amenities and services that benefit residents without compromising their quality of life.

- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

Yes, the mixed-use development will be designed to harmonize with adjacent uses in terms of appearance, hours of operation, and overall compatibility, promoting a cohesive and attractive urban fabric.

- Does the proposed use present a significant benefit to the public health, safety, welfare, and/or social well-being of the community?

Yes, the mixed-use development will present significant benefits to public health, safety, welfare, and social well-being by creating a lively, accessible, and inclusive urban environment that promotes community engagement and social interactions.

- Would it contribute to the Town's long-term economic stability?

Yes, the proposed mixed-use development will contribute to the Town's long-term economic stability by attracting investments, generating tax revenue, and supporting local businesses, thereby strengthening the overall economic resilience of the community.

We assure you of our commitment to meeting all the necessary requirements and guidelines throughout the Future Land Use Plan Amendment process. If any additional information or documentation is required, please do not hesitate to contact us at the provided contact details.

Thank you for considering our request for the Future Land Use Plan Amendment. We eagerly anticipate the opportunity to collaborate with the Prosper Town Planning and Zoning Department to bring this vision to reality and contribute to the continued prosperity of the town.

Sincerely,  
Lamda Partners LLC  
Harisha Dodda  
Manohar Kunamneni