



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Plat of Prosper 170, Phases 1 & 2
Meeting: April 1, 2025

Item No. 3f

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Prosper 170, Phases 1 & 2, on 169.5± acres, located on the north side of First Street and 1,860± feet east of Coit Road. (DEVAPP-24-0125)

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential.

Zoning:

The property is zoned Planned Development-90 (Single Family).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-90. Per Planned Development-90, of the maximum 348 single-family residential units that may be developed on this site (Tract 'C'), a minimum of 20% of the total units shall be developed to the Type "A" standards with the remaining lots being developed to the Type "B-2" standards.

Total Residential Lots – **265**

Type "A" Lots (15,000 SF) – **54 (20.4%)**

- Size of Yards:
 - Minimum Front Yard – 30'
 - Minimum Side Yard – 8'
 - Minimum Rear Yard – 20'
- Size of Lots:
 - Minimum Lot Size – 15,000 SF

- Minimum Lot Width – 90'
- Minimum Lot Depth – 125'

Type “B-2” Lots (10,000 SF) – **211 (79.6%)**

- Size of Yards:
 - Minimum Front Yard – 20'
 - Minimum Side Yard – 7'
 - Minimum Rear Yard – 20'

- Size of Lots:
 - Minimum Lot Size – 10,000 SF
 - Minimum Lot Width – 75'
 - Minimum Lot Depth – 125'

Front yards setbacks are staggered per the Zoning Ordinance requirements.

Description of Agenda Item:

The purpose of the Preliminary Plat is to build a residential subdivision in two phases, containing a total of 265 single-family lots and nine open space lots. The subdivision will be developed in two phases with 105 lots in Phase 1 and 160 lots in Phase 2.

Amenities:

The Planned Development states that the provision of amenities should integrate built and natural elements as a system that provides for the active and passive recreational needs for the overall planned development and Town. It emphasizes that the natural beauty and characteristics of this area provide an opportunity for a community-wide trail punctuated with nodes of built improvements such as pocket parks, to set assign open space and sensitive land, and provide design elements that are non-programmed passive recreational activities such as walking and picnicking.

The preliminary plat includes nine open space lots with approximately 23 acres of floodplain, and a variety of amenities. These amenities are generally identified on the plat and attached Amenities Exhibit. They are intended to provide pedestrian connections through the development and capitalize on the natural features along the floodplain. The design of each will be provided with the final plat of each phase of the subdivision.

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Amenities Exhibit

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.