

# **FUTURE LAND USE MAP AMENDMENT**

## **MQ Prosper North**

MQ Development Company requests amendment to the Future Land Use Map (FLUM) of the Town of Prosper Comprehensive Plan. The FLUM calls for single family. Through extensive due diligence and site planning exercises, it was determined that physical characteristics of the site make conventional single-family development for most of the site impractical from standpoints of both prospective homeowner desirability and economic viability.

The irregular shape, topography and flood plain play a role in optimal use type for the property. There is a creek and low areas that traverse the western perimeter, the north central, and eastern sections of the property. To generate the necessary lot yield, residential lots would be planned along the northern perimeter, requiring additional grading and tree removal. The creek makes residential pad site layout a challenge and compromises necessary yields to build out necessary public infrastructure including a public street.

The costs associated with the significant grading required would far outweigh economic benefits of a limited residential lot yield. Financial feasibility notwithstanding, the lot layout necessary to make the project work, would be a compact and efficient cookie cutter rectangular pattern, creating and uninspiring and underwhelming development that could fall short of the high standard of aesthetics and quality expected in Prosper. Moreover, it would place residential back yards up against the existing residential homes along the southern perimeter, unnecessarily crowding existing neighbors.

In contrast, the property with its adjacency to Preston Road and topography, is better suited for non- residential uses that serve residential development. The proposal would preserve a certain degree of trees and grade along the northern perimeter. Lot 8 is planned as open space, preserving the natural treed areas. Commercial development also allows greater building setbacks and larger perimeter buffers from the adjacent properties, instead of smaller residential yards with back to back lots.

The PD would ensure that the appropriate type of uses are allowed and at the right scale given these residential adjacencies. A carefully planned, limited scaled neighborhood service development can be site planned to take advantage of the natural topography, maintain vistas that take advantage of a planned amenity pond, and integrates with the physical features of the property. Moreover, creating Lot 8 and Lots A and B for residential provide an excellent transition buffer to established single family subdivisions to the northeast, east and southeast.

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 additional neighborhood services for established residential neighborhoods. The developer has interested restaurants in demand of this location and unique natural features of the property.
- The proposed change in use is optimal to single family residential given the aforementioned physical and financial challenges. Neighborhood services will support

existing and prospective residential neighborhoods while avoiding a sub-optimal single family development on the subject property that could negatively impact prevailing residential property values.

- The limited single family development of Lots A and B with large lots will allow for high priced residences that preserve or enhance the prevailing housing stock of Prosper.
- The proposal for a Planned Development will set forth appropriate safeguards to ensure compatibility with adjacent residential uses. Measures and parameters such as use limitation, building height and setbacks, and landscaping and buffering will allow a harmonious juxtaposition of uses while providing conveniently located neighborhood services. Moreover, the planned north-to-south solid vegetative hedge and the natural tree line along the eastern perimeter will remain and act as a buffer for the residences to the east.
- The proposal will not impact residential areas in a negative way. Negative impacts will be avoided by the implementation of careful site planning, use restrictions, and development parameters.
- Adjacent uses are residential and a planned city park to the north. The proposed architectural building scale of one-story, and residential design aligns with the general look and feel of the adjacent residential housing stock. Prospective businesses will have reasonable operating hours. Any restaurants would be located on lots closer to Preston Road, more than 400 feet from residential properties outside of the PD. Operations will be managed so as to not cause any detrimental impacts to residential properties. Measures will be taken to avoid noise nuisance and light pollution spilling into adjacent residential neighborhoods.
- The proposed use presents significant benefit to the public health safety, welfare and/or social well-being of the community by encouraging destination sit down restaurants fronting a beautiful amenity pond near a city park. Additional neighborhood services will provide convenient goods and services for the community.