



*Prosper is a place where everyone matters.*

## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Ron K. Patterson, Interim Town Manager  
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

**Re:** Specific Use Permit SEC Coit & First Street.  
Town Council Meeting – September 13, 2022

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development, on 16.4± acres, located on the south side of First Street, east of Coit Road (S22-0008).

**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Single Family-15	Undeveloped	Medium Density Residential
<b>North</b>	Retail (R)	Undeveloped	Retail & Neighborhood Services
<b>East</b>	Planned Development-90 – Single Family	Undeveloped	Medium Density Residential
<b>South</b>	Planned Development-87	Undeveloped (Future Community Park)	Medium Density Residential
<b>West</b>	Planned Development-10	Saint Paul Episcopal Church & School	Medium Density Residential

The Zoning Ordinance allows for a Private Street Development subject to approval of a SUP, in accordance with the Conditional Development Standards outlined in Chapter 3, Section 1.4, which is outlined below for reference.

#### New Development.

1. Non-disruption of planned public roadways or facilities/projects (thoroughfares, parks, park trails, public pedestrian pathways, etc.);
2. Non-disruption to and from properties of future developments either on-site or off-site to the proposed subdivision;
3. No negative effect on traffic circulation on public streets;
4. No impairment of access to and from public facilities including schools or parks;
5. Adequate and timely provision of essential municipal services (emergency services, water/sewer improvements or maintenance, etc.);
6. Existence of natural and/or man-made boundaries around the development (creeks, floodplain, golf courses, parks); and/or
7. Absence of a concentration of Private Street Developments in the vicinity of the requested Private Street Development.
8. And any other criteria deemed appropriate by the Town Council

In conjunction with the SUP request, the applicant is proposing two associated exhibits, as follows:

1. Exhibit A (Boundary Survey)
2. Exhibit B (Conceptual Layout) – The exhibit shows the general layout of the subdivision, including two access points to Coit Road & First Street, and the location of the proposed gated entry/exit points.

The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the noted criteria and the proposed SUP does not have any negative impacts on the surrounding properties.

Future Land Use Plan – The Future Land Use Plan recommends Medium Density Residential uses for the property. This request conforms to the Future Land Use Plan.

Thoroughfare Plan – The property has direct access to First Street, an existing four-lane divided thoroughfare, and Coit Road, an ultimate six -lane divided thoroughfare planned to be widened to a four-lane divided thoroughfare by summer 2024. This request conforms to the Thoroughfare Plan.

Parks Master Plan – The Parks Master Plan does not indicate a park is needed on the subject property.

**Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

**Attachments:**

1. Aerial and Zoning Maps
2. Proposed SUP Exhibits

**Planning & Zoning Recommendation:**

At their August 16, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 4-0.

**Town Staff Recommendation:**

Town staff recommends that the Town Council approve the SUP request for a Private Street Development, on 16.4± acres, located on the south side of First Street, east of Coit Road.

**Proposed Motion:**

I move to approve the request for a Specific Use Permit (SUP) for a Private Street Development, on 16.4± acres, located on the south side of First Street, east of Coit Road.