

April 11, 2023

To: David Soto, Town of Prosper Planning Manager

RE: Future Land Use Plan Amendment Letter of Intent
Prosper Hills
Job No. 70281-02

David,

We are proposing a unique and exciting project to the Town of Prosper. This project will be comprised of a gated 10,000 square-foot-minimum residential lot community and a retirement living component. Both of these uses will require a change to the Future Land Use Plan. The current Future Land Use Plan shows this area as Medium Density Residential. We are asking the town to consider revising the Future Land Use Plan to allow for these uses.

The site is generally located at the southeast corner of Teal Parkway and Prosper Trail. Our site is bordered by Artesia at our southeast corner, existing multi-family at our southwest corner, Teel Parkway along our West (adjacent to Windsong Ranch), Prosper Trail on our North (adjacent to Windsong Ranch) and Park Place (currently under development) on our east. The open space/flood plain buffer along our southern border provides a buffer to our neighbors to the south.

When looking at the Future Land Use Map for much of the surrounding area, it calls for Medium Density Residential. When looking at what is built in the surrounding area, most of the lots would be classified, by the Town of Prosper, as high density residential or anything smaller than 12,000 square feet. We are proposing 10,000 square-foot-minimum residential lots which is larger than the majority of the residential lots available in the general vicinity of the project.

Because the retirement living site is located at the southeast corner of Teel Parkway (future six lane major thoroughfare) and Prosper Trail (future four lane minor thoroughfare) and being surrounded by single family residential, we feel that this is a wonderful location/opportunity to create a development that serves existing and future neighborhoods by making retirement housing an available option which will make a positive impact in this part of Prosper.

In addition to housing, retirement living may provide services to its residents such as meals in a central dining room, housekeeping, transportation and activity rooms. The facility shall not be licensed as an assisted living center or a skilled nursing home. The retirement living facility will be age-restricted and accommodate a lifestyle without the hassle of property

management/maintenance – therefore lending itself to a positive revision of the Future Land Use Plan.

This is accomplished by providing a place where grandparents/retirees could live in the same neighborhood as their children and grandchildren – keeping families unified and building a better, long-term equity and stability for the Town of Prosper.

The retirement living facility hours of operation will be on par with single-family residential. The building(s) will be single-story and constructed of similar materials (note that stucco will not be allowed in the retirement living portion of this development). This development will be a healthy start towards filling the need for the shifting age demographic in our great state and country.

Thank you for considering this proposed amendment to the Town's Future Land Use Plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Hunsaker', with a long horizontal flourish extending to the right.

Aaron Hunsaker