



Letter of Intent and Purpose

Acreage of Subject Property

The applicant requests to amend the zoning of the subject property from PD-40 (Planned Development – Mixed use) for a Specific Use Permit (SUP).

The project is located on 8.238 acres and will house temporary school buildings on the St. Martin De Porres Catholic Church campus in Prosper, Texas. These temporary school buildings will allow members of the congregation as well as the community to attend private school while the school prepares and constructs an addition to the school campus.

Detailed Justification and / or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific use permit.

The subject site is currently zoned Planned Development which is a district that accommodates planned associations of uses such as offices, commercial or service centers, shopping centers, residential development of multiple or mixed housing (including attached single-family dwellings), or any appropriate combination of uses that may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this chapter. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

The Specific Use Permit is a zone that provides the town an opportunity to approve, conditionally approve, or deny identified specific uses that may be permitted in specified zoning districts. These uses generally have unusual nuisance characteristics or are of a public or semi-public character and are often essential or desirable for the general convenience and welfare of the community. However, because of the nature of the use, the importance of the use's relationship to the Comprehensive Plan, and possible adverse impacts on neighboring properties review, evaluation, and exercise of sound planning judgement relative to the location and site plan are required.

The Subject property will be temporary school buildings on the St. Martin De Porres Catholic Church Campus which will allow the community various options for education.

Describe any other special considerations or unique characteristics of subject property.

In accordance with Chapter 3 (Permitted uses and definitions), Section 1 (Use of Land and Buildings) Section 1.4 goes over conditional development standards. Number 7 of Section 1.4 addresses temporary buildings, which states that temporary buildings are permitted by right for houses of worship however, temporary buildings for private enterprises are permitted by SUP. Based on correspondence with the Town of Prosper officials a private school use would require SUP.