

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive.
(ZONE-26-0006)

Proposal

Purpose:

- Rezone the property from Planned Development-27 to a Planned Development allowing for cottage logistics, office/warehouse, and retail uses.

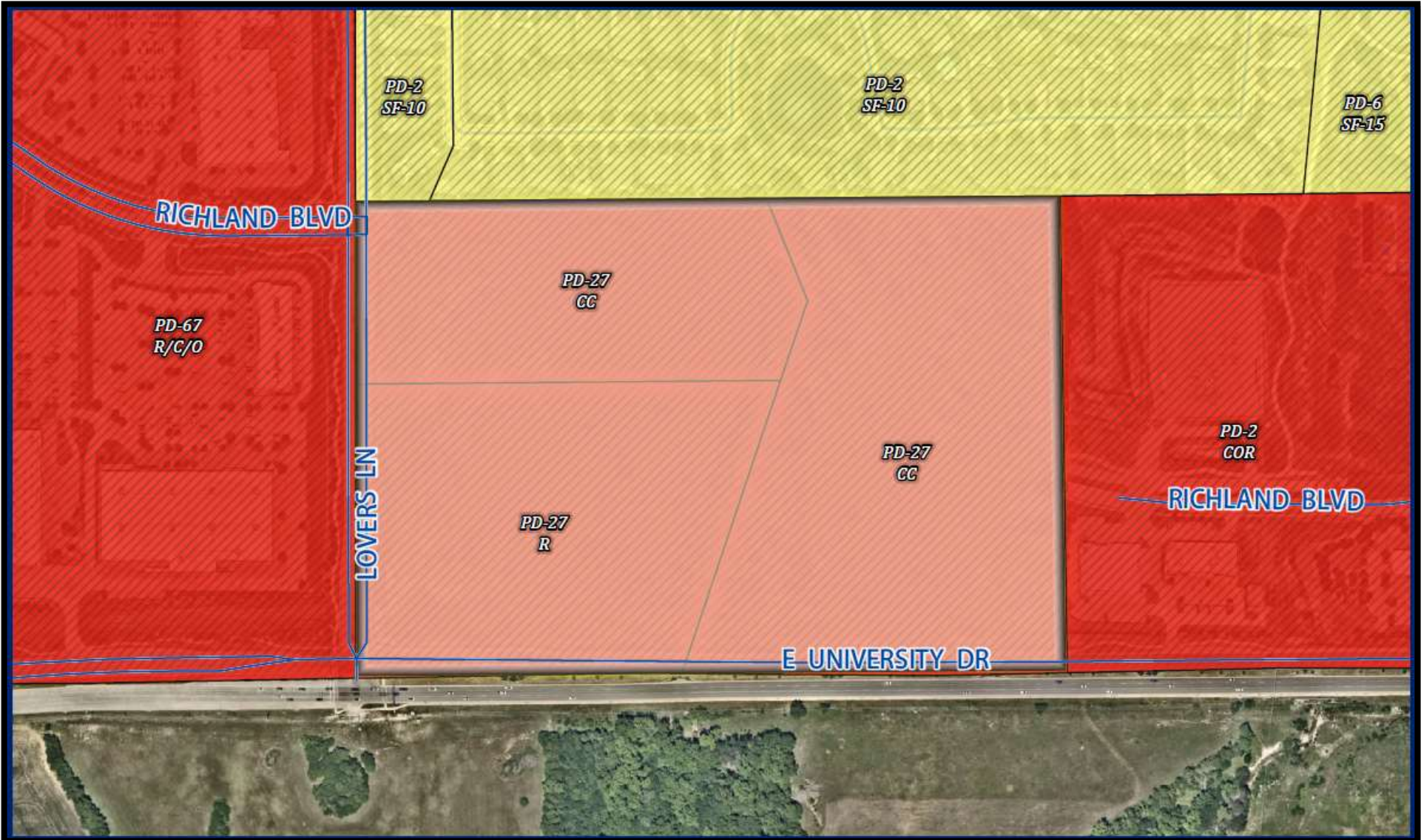
Breakdown:

- Tract One: Retail
- Tract Two: Office/Warehouse
- Tract Three: Cottage Logistics

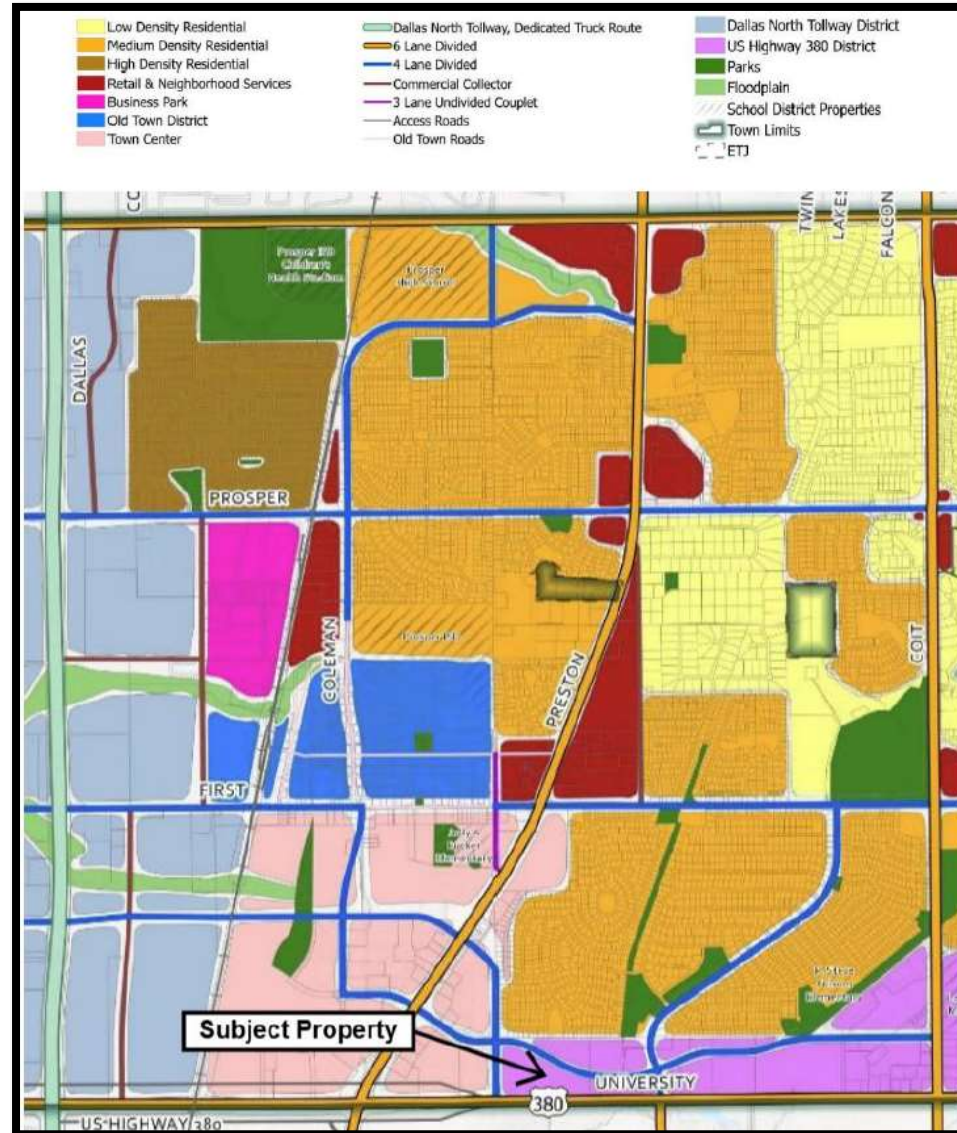


Surrounding Zoning

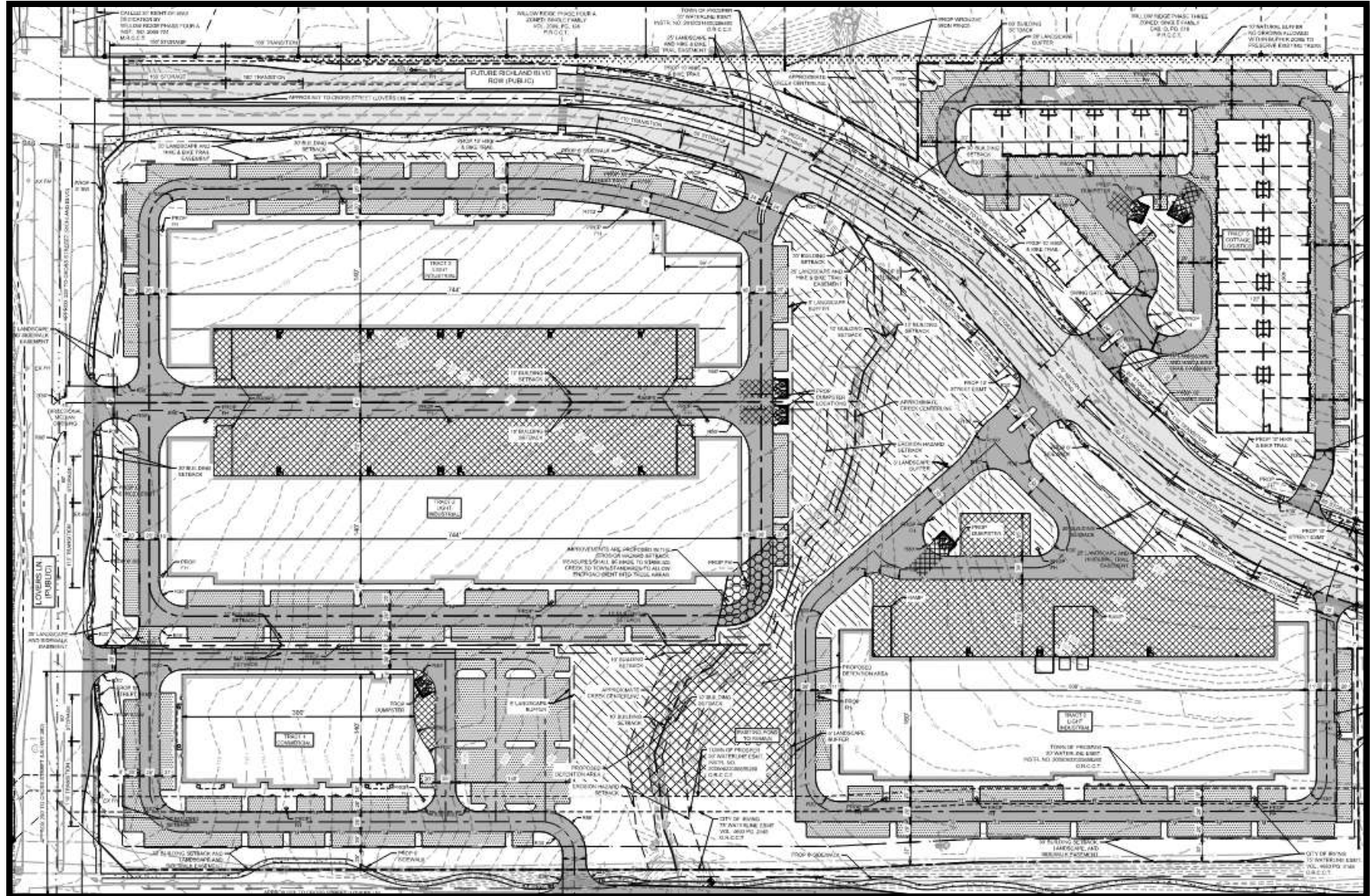
	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-27 (Commercial Corridor and Retail)	Vacant	US Highway 380 District
North	Planned Development-2 (Single Family-10)	Residential (Willow Ridge)	Medium Density Residential
East	Planned Development-2 (Commercial Corridor)	Utility (Oncor Substation)	US Highway 380 District
South	N/A (City of Frisco)	Vacant	N/A (City of Frisco)
West	Planned Development-67 (Retail)	Commercial (Dicks Sporting Goods)	Town Center

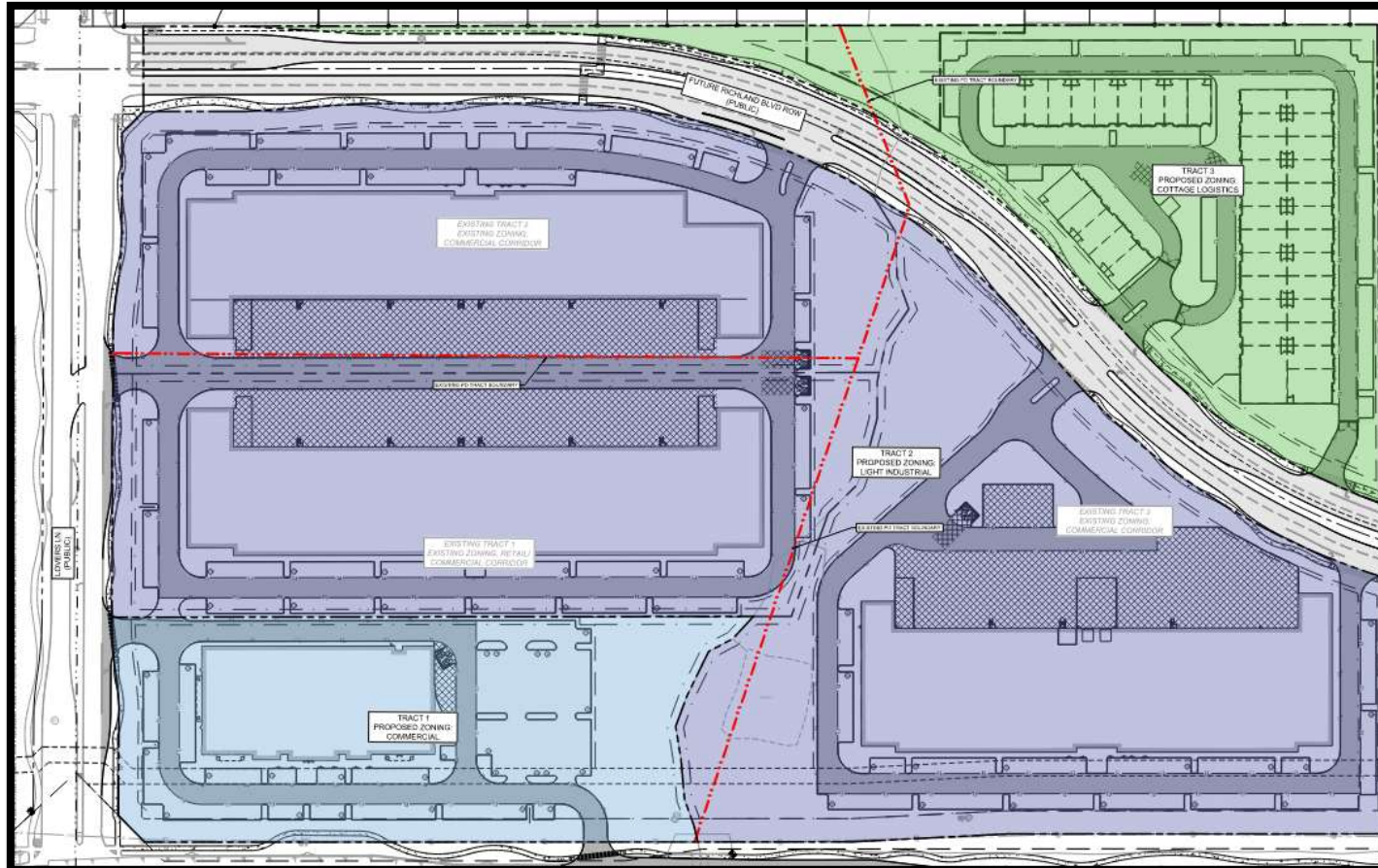


Future Land Use Plan



Conceptual Plan





District Regulations (Tract One)

	Proposed Regulations (Development Standards)	Commercial District (Unified Development Code)
Size of Yards	Front: 30' Side: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 25' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) Rear: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 25' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)	Front: 30' Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)
Size of Lots	Area: 10,000 SF Width: 100' Depth: 100'	Area: 10,000 SF Width: 100' Depth: 100'
Maximum Height	Height: 50'	Height: 40'
Lot Coverage	Maximum: 50%	Maximum: 50%
Floor Area Ratio	Maximum: 0.5:1	Maximum: 0.5:1

District Regulations (Tract One)

Deviations:

- Increase in Side Yard Setback (15' to 25')
- Increase in Building Height (40' to 50')

Permitted Uses (Tract One)

By Right:

- Administrative, Medical, or Professional Office
- Alcoholic Beverage Sales
- Antique Shop and Used Furniture
- Bank, Savings and Loan, or Credit Union
- Beauty Salon/Barber Shop
- Building Material and Hardware Sales, Minor
- Business Service
- Cabinet/Upholstery Shop
- Catering
- Commercial Amusement, Indoor
- Dry Cleaning, Minor
- Feed Store
- Furniture, Home Furnishings and Appliance Store
- Governmental Office
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Meeting/Banquet/Reception Facility

Permitted Uses (Tract One)

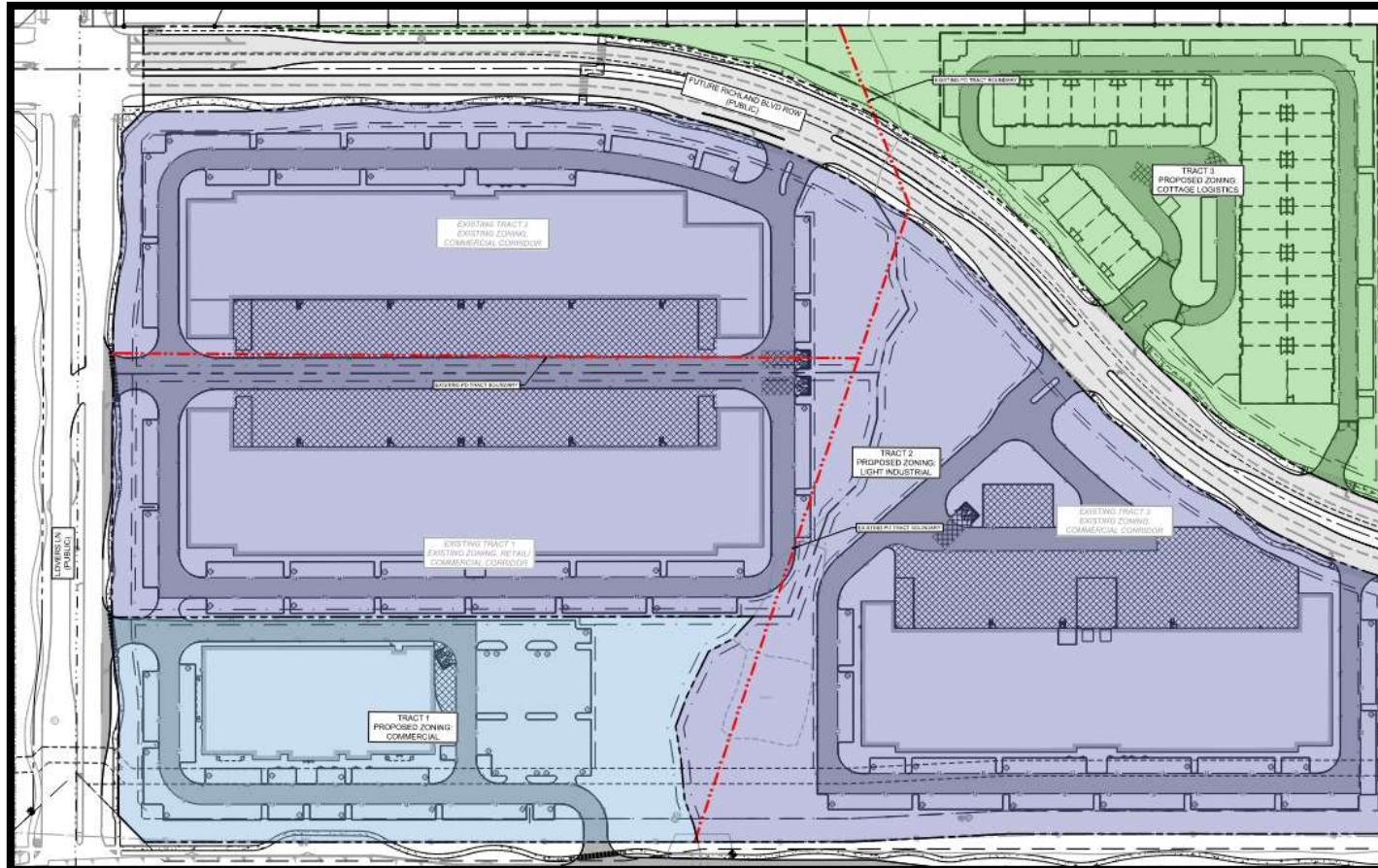
By Right:

- Municipal Uses Operated by the Town of Prosper
- Nursery, Minor
- Office/Showroom
- Private Utility, Other Than Listed
- Restaurant
- Retail/Service Incidental
- Retail Stores and Shops
- Theater, Neighborhood
- Theater, Regional

By Specific Use Permit:

- Child Care Center, Incidental
- Child Care Center, Licensed
- Office/Showroom
- Restaurant, Drive-In

Tract Two – Office/Warehouse (Purple)



District Regulations (Tract Two)

	Proposed Regulations (Development Standards)	Industrial District (Unified Development Code)
Size of Yards	Front: 30' Side: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 60' (Adj. to Residential)	Front: 50' (35' on Arterial Street) Side: 30' (Adj. to Commercial) 50' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 30' (Adj. to Commercial) 60' (1-Story Adj. to Residential)
Size of Lots	Area: 15,000 SF Width: 100' Depth: 150'	Area: 15,000 SF Width: 100' Depth: 150'
Maximum Height	Height: 50'	Height: 100'
Lot Coverage	Maximum: 60%	Maximum: N/A
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

District Regulations (Tract Two)

Deviations:

- Decrease in Front Yard Setback (50' to **30'**)
- Decrease in Side Yard Setback Adj. to Thoroughfare (50' to **30'**)
- Decrease in Building Height (100' to **50'**)

Permitted Uses (Tract Two)

By Right:

- Administrative, Medical, or Professional Office
- Building Material and Hardware Sales, Minor
- Business Service
- Cabinet/Upholstery Shop
- Commercial Amusement, Indoor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Municipal Uses Operated by the Town of Prosper
- Nursery, Minor
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Utility, Other Than Listed
- Repair Service, Indoor
- Research and Development Center

Permitted Uses (Tract Two)

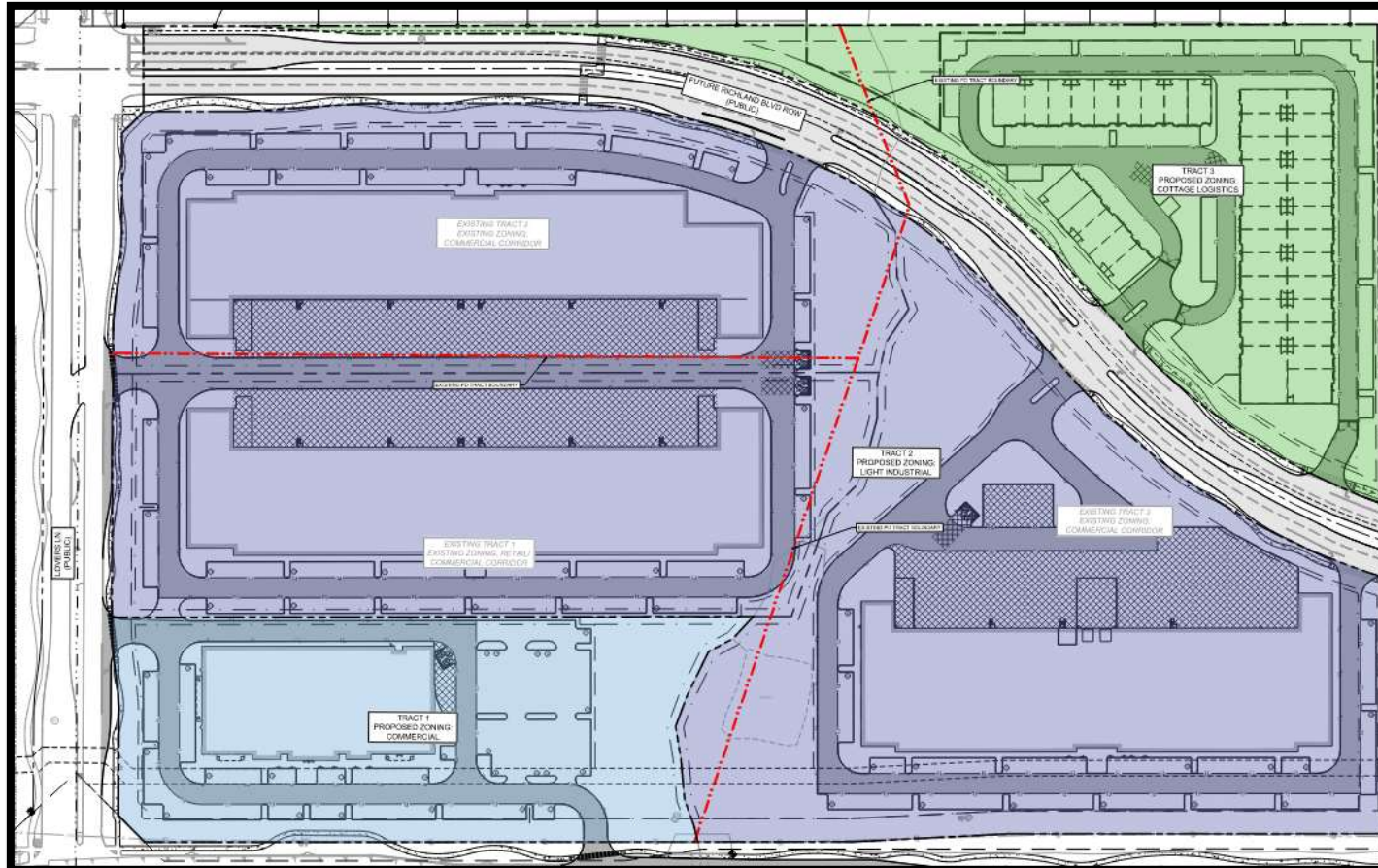
By Right:

- Retail/Service Incidental
- Retail Stores and Shops
- Storage or Wholesale Warehouse

By Specific Use Permit:

- Auto Parts Sales, Inside
- Equipment and Machinery Sales and Rental, Minor
- Wireless Communications and Support Structures

Tract Three – Cottage Logistics (Green)



District Regulations (Tract Three)

	Proposed Regulations (Development Standards)	Industrial District (Unified Development Code)
Size of Yards	Front: 30' Side: 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 60' (Adj. to Residential)	Front: 50' (35' on Arterial Street) Side: 30' (Adj. to Commercial) 50' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 30' (Adj. to Commercial) 60' (1-Story Adj. to Residential)
Size of Lots	Area: 15,000 SF Width: 100' Depth: 150'	Area: 15,000 SF Width: 100' Depth: 150'
Maximum Height	Height: 35'	Height: 100'
Lot Coverage	Maximum: 60%	Maximum: N/A
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

District Regulations (Tract Three)

Deviations:

- Decrease in Front Yard Setback (50' to **30'**)
- Decrease in Side Yard Setback Adj. to Thoroughfare (50' to **30'**)
- Decrease in Building Height (100' to **35'**)*

Permitted Uses (Tract Three)

By Right:

- Administrative, Medical, or Professional Office
- Artisan's Workshop
- Building Material and Hardware Sales, Minor
- Business Service
- Cabinet/Upholstery Shop
- Cottage Logistics *
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Health/Fitness Center
- Homebuilder Marketing Center
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Machine Shop
- Municipal Uses Operated by the Town of Prosper
- Nursery, Minor
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Utility, Other Than Listed
- Repair Service, Indoor

Permitted Uses (Tract Three)

By Right:

- Research and Development Center
- Retail/Service Incidental
- Retail Stores and Shops
- Small Engine Repair Shop
- Storage or Wholesale Warehouse

By Specific Use Permit:

- Auto Parts Sales, Inside
- Contractor's Shop and/or Storage Yard
- Equipment and Machinery Sales and Rental, Minor
- Wireless Communications and Support Structures

Cottage Logistics

Definition:

- An establishment or business where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact.
 - Furniture Making
 - Glassblowing
 - Metalworking and Fabrication
 - Pottery
 - Weapon Bluing

General Regulations (All Tracts)

Eliminated Uses (PD-27)

Currently Allowed:

- Alcoholic Beverage Establishment (S)
- Antenna, Non-Commercial
- Antenna, Stealth
- Assisted Care of Living Facility (S; Retail District)
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Automobile Repair, Minor (S)
- Automobile Sales/Leasing, New (S)
- Automobile Sales/Leasing, Used (S)
- Athletic Stadium or Field, Private (S)
- Athletic Stadium or Field, Public
- Bed and Breakfast Inn
- Big Box (S)
- Building Material and Hardware Sales, Major (S; Retail District)
- Bus Terminal
- Car Wash
- Cemetery or Mausoleum (S)
- Child Care Center, Incidental (S)
- Child Care Center, Licensed (S)
- Civic/Convention Center

Eliminated Uses (PD-27)

Currently Allowed:

- College, University, Trade, or Private Boarding School
- Commercial Amusement, Outdoor (S)
- Commercial Drone Delivery Hub (S)
- Community Center
- Construction Yard and Field Office, Temporary
- Convenience Store without Gas Pumps
- Day Care Center, Adult
- Donation or Recycling Bin
- Equipment and Machinery Sales and Rental, Minor
- Fairgrounds/Exhibition Area (S)
- Farm, Ranch, Stable, Garden, or Orchard
- Farmer's Market
- Food Truck Park (S)
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Funeral Home (S; On-Site Cremation Services)
- General Manufacturing/Industrial Use Complying with Performance Standards
- Golf Course and/or Country Club
- Helistop (S)
- Hospital
- Hotel, Full Service

Eliminated Uses (PD-27)

Currently Allowed:

- Hotel, Limited-Service (S)
- Hotel, Residence/Extended Stay (S)
- House of Worship
- Indoor Gun Range (S)
- Laundromat
- Mobile Food Vendor (S)
- Motorcycle Sales/Service (S)
- Museum/Art Gallery
- Nursery, Major (S)
- Open Storage
- Outdoor Merchandise Display, Incidental (S)
- Outdoor Merchandise Display, Temporary
- Outside Storage, Incidental (S)
- Park or Playground
- Pet Day Care
- Print Shop, Major
- Private Club (S)
- Private Recreation Center
- Recycling Center (S)
- Recycling Collection Point

Eliminated Uses (PD-27)

Currently Allowed:

- Rehabilitation Care Institution (S)
- School District Bus Yard
- School, Private or Parochial
- School, Public
- Sewage Treatment Plant/Pumping Station (S)
- Taxidermist
- Telephone Exchange
- Temporary Building (S)
- Transit Center
- Utility Distribution/Transmission Facility (S)
- Veterinarian Clinic and/or Kennel, Indoor or Outdoor
- Water Treatment Plant (S)
- Winery
- Wireless Communications and Support Structures (S)

Building Materials

Primary (Min. of 80%):

- Clay Fired Brick
- Concrete Tilt Wall
- Split-Faced Block
- Stone (Natural and Manufactured)

Secondary (Max. of 20%):

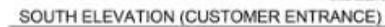
- Formliner
- Steel
- Stucco (Three-Step)
- Timber

* Maximum of 30% for Secondary Materials on Tract 1

Building Design

Enhancements:

- Building Entrances
- Pedestrian-Facing Façades
- Public-Facing Façades



TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)





TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



TRACT 3: COTTAGE LOGISTICS

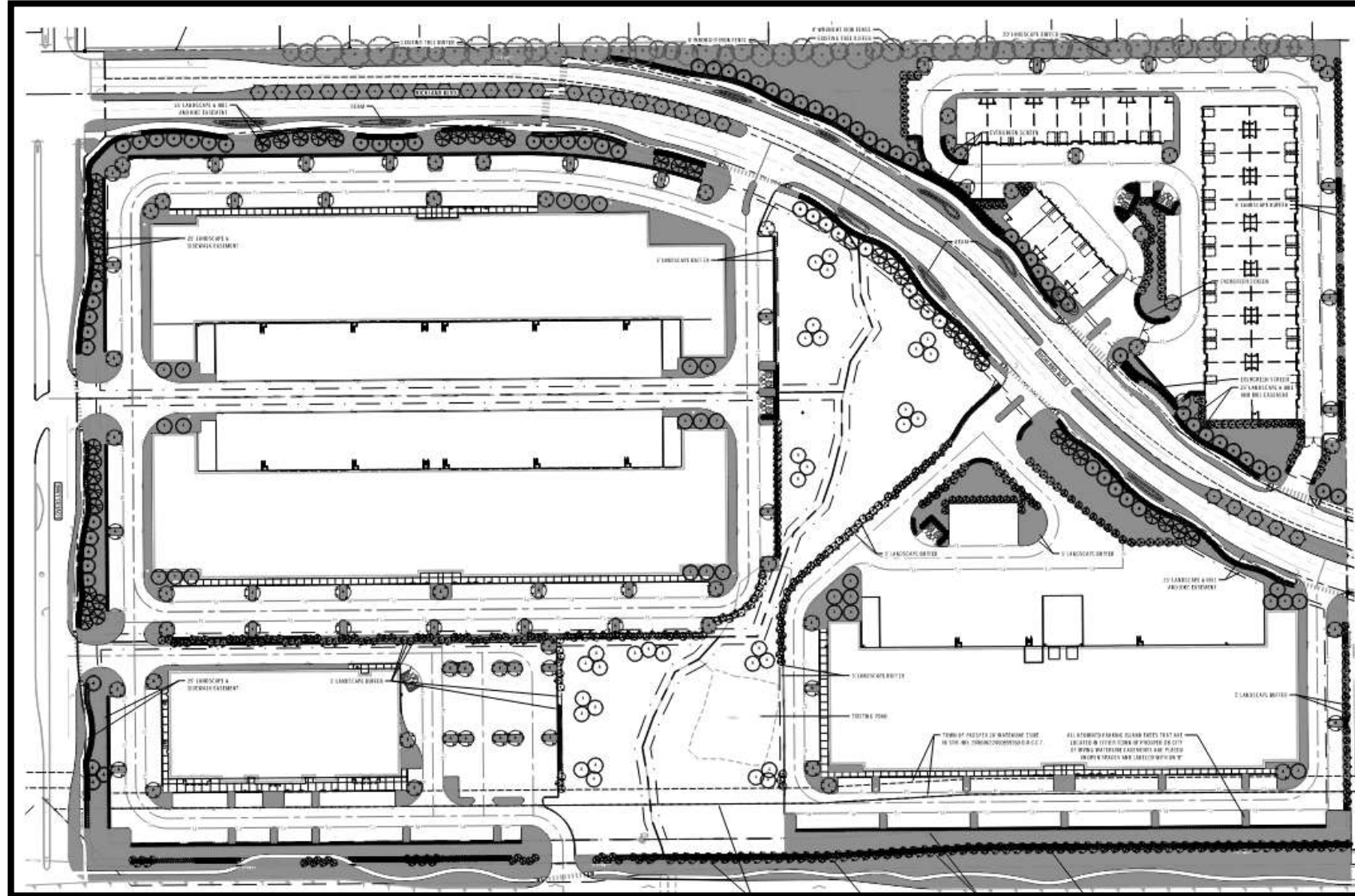


TRACT 3: COTTAGE LOGISTICS



Landscaping (Perimeter)

	Proposed Regulations (Development Standards)	Town Regulations (Unified Development Code)
Buffer / Easement	Width: 5' (Adj. to Commercial) 15' (Adj. to Residential) 25' (Adj. to Thoroughfare) 30' (University Drive)	Width: 5' (Adj. to Commercial) 15' (Adj. to Residential) 25' (Adj. to Thoroughfare) 30' (University Drive)
Trees	Adj. to Commercial: One Small Tree every 15 Feet Adj. to Residential: One 3" Caliper every 30 Feet Adj. to Thoroughfare: One 3" Caliper every 30 Feet	Adj. to Commercial: One Small Tree every 15 Feet Adj. to Residential: One 3" Caliper every 30 Feet Adj. to Thoroughfare: One 3" Caliper every 30 Feet
Shrubs	Adj. to Commercial: One 5-Gallon every 15 Feet Adj. to Residential: N/A Adj. to Thoroughfare: 15 5-Gallon every 30 Feet	Adj. to Commercial: One 5-Gallon every 15 Feet Adj. to Residential: N/A Adj. to Thoroughfare: 15 5-Gallon every 30 Feet



Open Space and Amenities

Open Space:

- Minimum of 12 Percent (Aggregate)

Amenities:

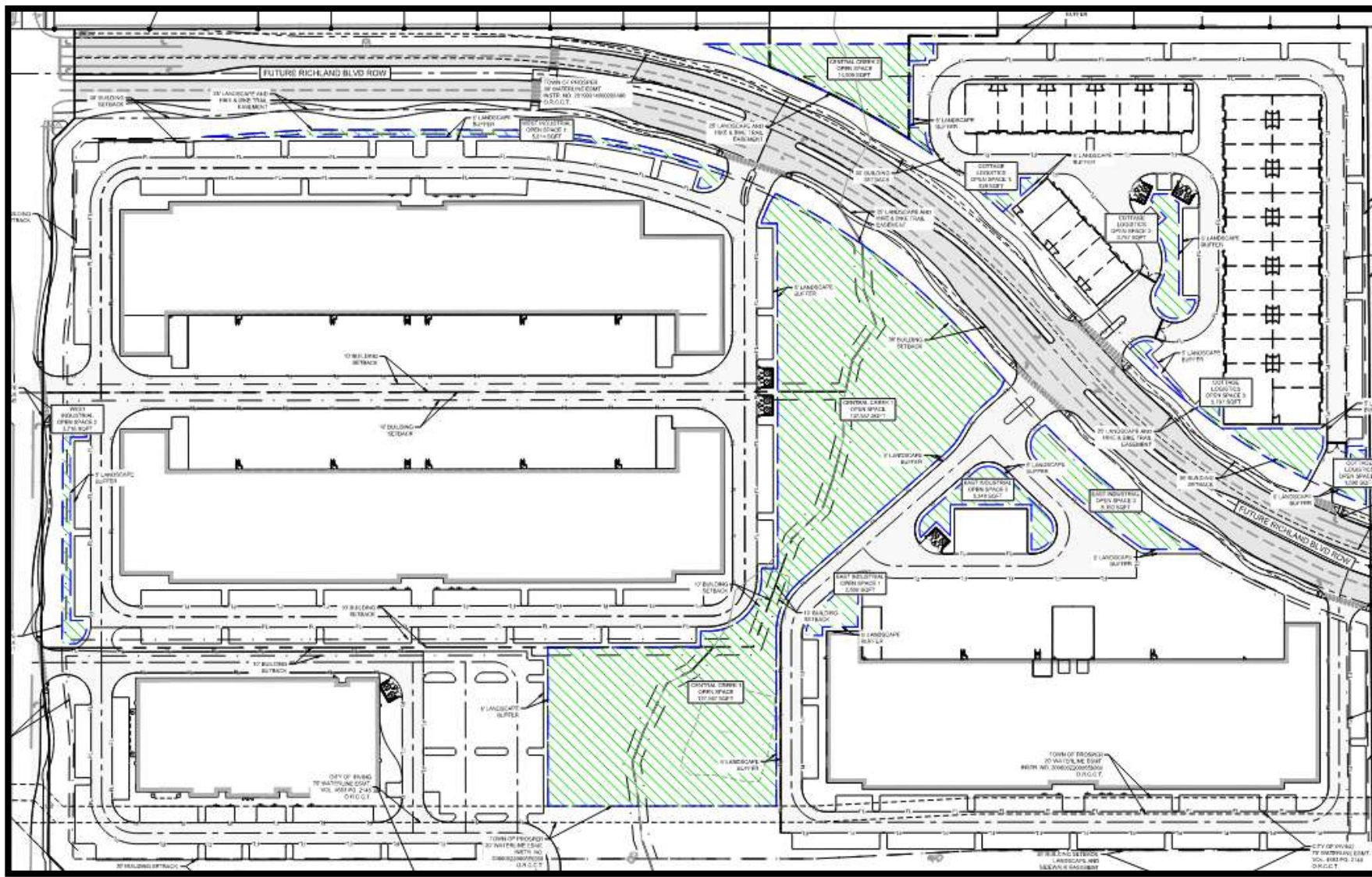
- Major Amenities (Three)
- Minor Amenities (Ten)

Major Amenities:

- Dog Park
- Fountain
- Hike and Bike Trail
- Shade Structure

Minor Amenities:

- Benches and Tables
- Bike Racks
- Dog Waste Station
- Pond Overlook



Screening and Roadway

Living Screen:

- Proposed in Lieu of Masonry Wall
- Existing Tree Line with Plantings Filling Gaps
- Wrought Iron Fence Adjacent to Common Area Lot (8')

Richland Boulevard:

- Current Section to Lovers Lane
- Berms and Hike and Bike Trail (10')

Recommendation

Noticing:

- Friday, August 7th
 - Eight Responses (Five in Opposition, Two Neutral, and One in Support)

Town Staff Recommendation:

- Approval

Planning and Zoning Recommendation:

- Approval (7-0) subject to no dumpsters on the northern boundary of Tract 3.