



Letter of Intention

Planned Development

Sanger Town Center North

Date: 12/17/2024
(Updated 12/01/2024)

Regarding: Sanger Town Center North Planned Development (PD)

Site Description: A0029A R. BEEBE, TR 66, 67 and 68(PT), within the City of Sanger. Generally located North side of FM 455 adjacent the BNSF Railway and continuing east to Marion Rd encompassing approximately 133.2 acres.\

Current Zoning – A (Agricultural)

Denton CAD Property ID - 60305

Dear City of Sanger,

The intention of this planned development is to allow for the development of single family detached, single family attached, and multi-family residences as well as commercial sites along Hwy 455. This development was originally approved by a PD in a zoning meeting on 5/09/2022. The original project was a much larger project, but this current project is being planned in a similar fashion. The original project was used as a guide for this PD application. This current PD application follows closely to the City of Sanger's Land Use Map. This development will be adding roads that are needed for the City of Sanger. Forestar Development recently received an approval for a preliminary plat that contains 427 residential lots adjacent NW to this property. This additional density, as well as the High school and Elementary School traffic, will be adding pressure to the current streets. If approved, Granite Industries will be extending Indian Lane and will be adding another street called Bridle Road. This will relieve pressure on FM 455 and Marion Road, allowing for public safety need and to include a way for emergency vehicles to access citizens, as well as emergency evacuation routes. Currently, if Hwy 455 is blocked it is very difficult to get to the area.

In addition to the aforementioned traffic benefits, the City of Sanger will also receive extended water lines and sanitary sewer lines that will provide cross-connections for the city water system. It is the intention of the developer to *not* seek a Public Infrastructure Development (PID) for this project, rather; the improvements will be solely paid for and constructed at the developer's expense. There's a significant amount of infrastructure that must be supported by intended uses in the plans without the benefit of any municipal funds.

In summary, this development will allow for additional streets free of charge to the City of Sanger, as well as provide needing housing for the City of Sanger citizens. The increased housing density (single family and mutli-family) is required to finance the additional infrastructure for the overall development. The Sanger city counsel recently approved a preliminary plat submitted by Forestar Development for 427 single family homes. Even though the Forestar Development is not in this PD, the impact of their development will be mitigated by the infrastructure improvements anticipated in our plan. Indeed, even the Forestar Preliminary Plat provides right-of-way for the continuation of the extension of Indian Lane, which will gie thoses 400+ homes a path to schools and services other than through the Sanger Circle Subdivision. That plat did not include any multifamily, and all of the single family homes approved in that plat will benefit from the major improvements that are part of this PD plan. Those residences are included in our analysis. The mutlifamily unit to single family unit ratio will be: approximately 1:2.2 for this development. Please see the proposed PD Plan document and exhibits for further information.

Lastely, we acknowledge that the multi-family units don't strictly align with the housing study. However, much of this plan does very closely align with the long-standing Land Use Map. The multi-family are appropriate use adjunct to the commercial core. These multi-family units will provide added support for the commercial businesses anticipated to locate there and density that will support the extraordinary level of infrastructure called for by the thorough fare plan.

IN SUMMARY

- 1. This plan closely follows the design and intent as previously approved by Sanger P&Z in March 2022, but is more feasible**
- 2. This plan puts in place major infrastructure as has been long planned in the Sanger Thoroughfare Plan, but without the need for municipal assistance such as a PID or TIRZ as previously requested.**
- 3. This plan fulfills the intent of Sanger's long-standing Land Use Plan**



- 4. The extension of Indian Lane and Bridle Path Lane will provide additional outlet and traffic relief.**
- 5. This plan significantly improves public safety for the existing and newly approved portion of Sanger Circle.**
- 6. This plan offers direct access to FM 455 for the newly approved Forestar development.**
- 7. This plan meaningfully takes pressure and congestion off of Marion Road..**