

Craver Ranch Master Planned Development



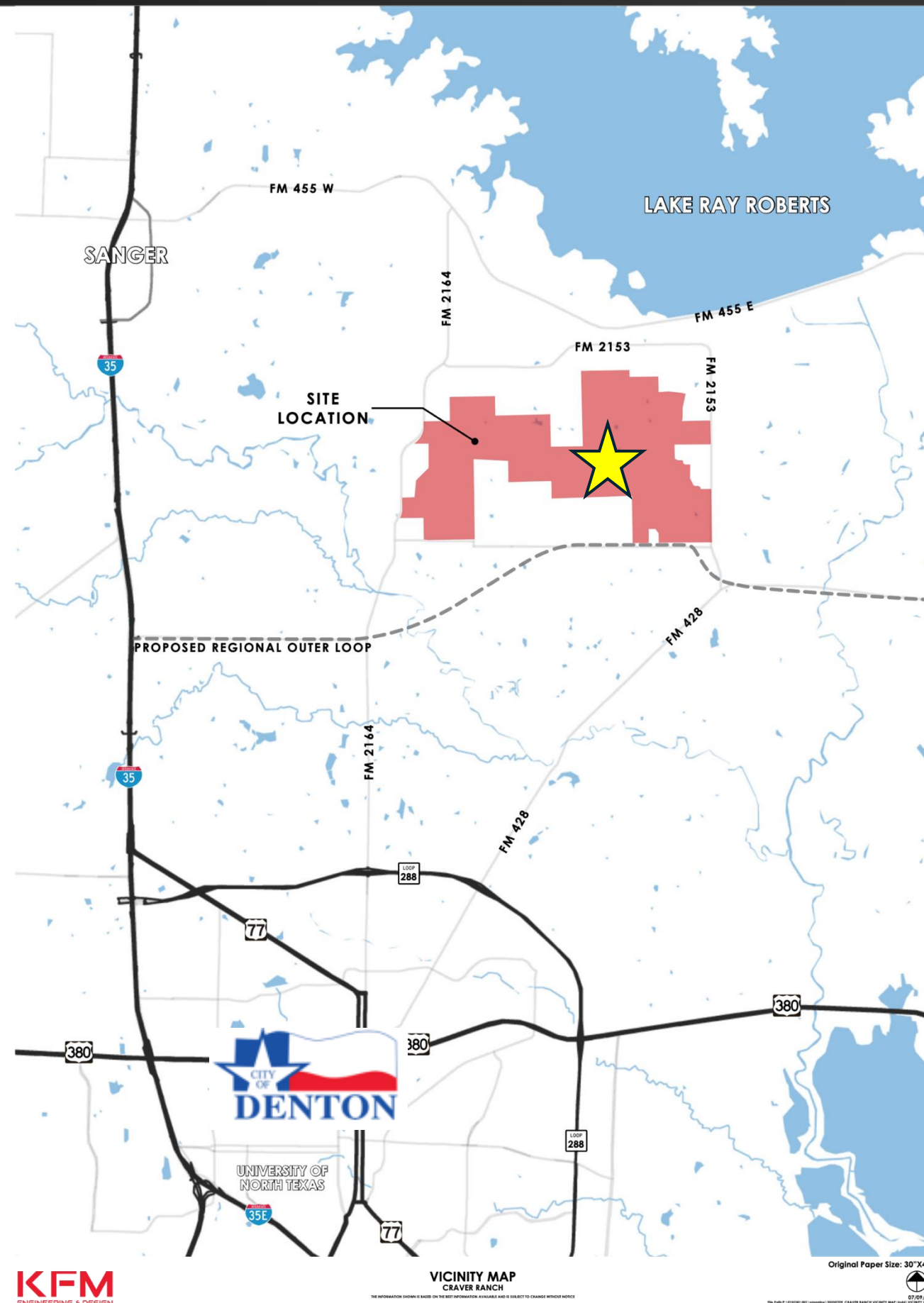
City of Denton

Old Prosper Partners, Daake Law, KFM
Engineering & Design, Westwood
Professional Services; Winstead; TWilson

VICINITY MAP | Craver Ranch

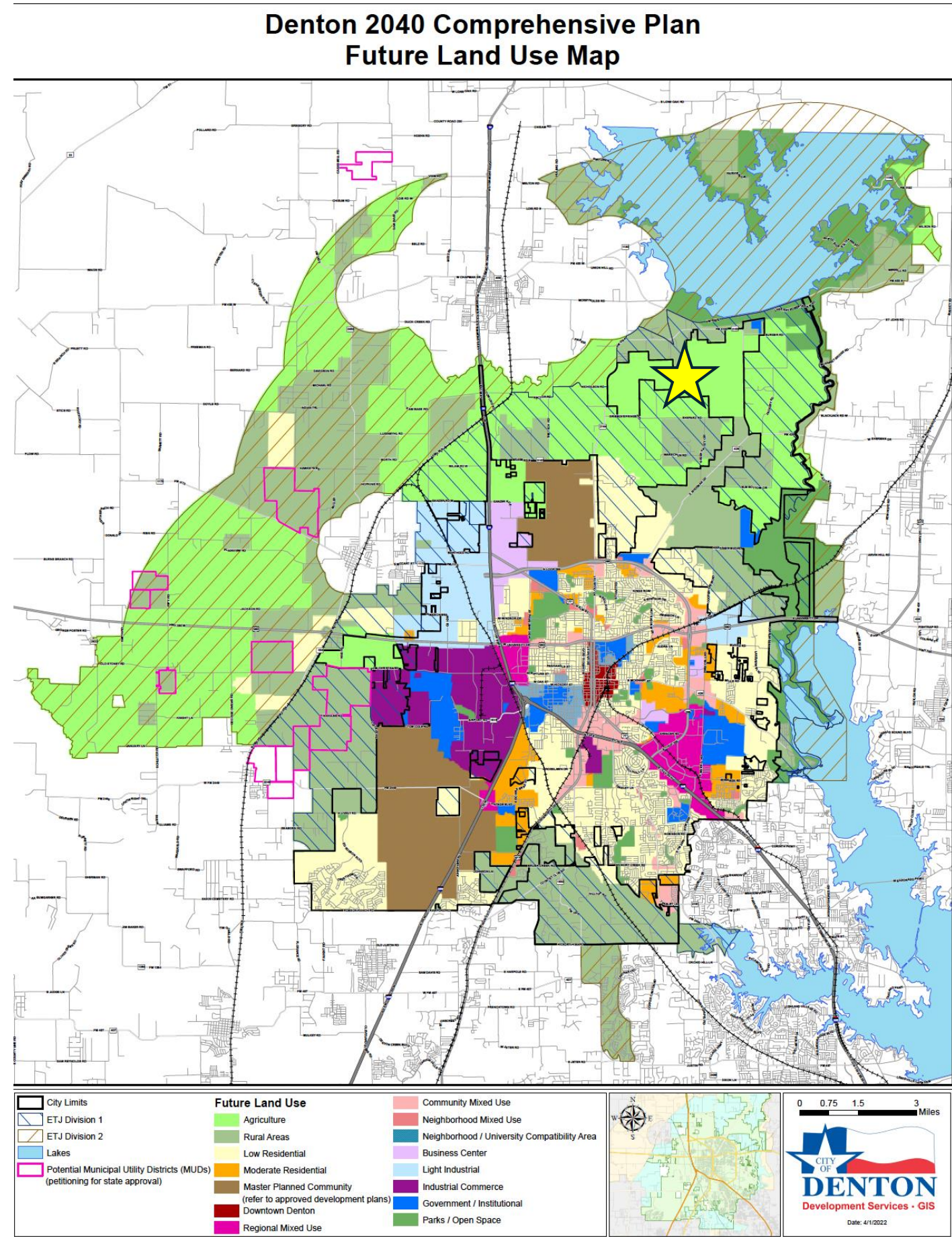
Craver Ranch Master Planned Development

- 2,500 ac. master planned community
- A \$5.1 Billion assessed value project
- Well appointed, planned & amenitized community
 - Trail system
 - Public Parks
 - Open Space
 - Community Centers
 - Public Schools
 - Supporting retail
 - Fire/Police stations
- FM 2164 – west
- FM 2153 – north & east
- Shepard Road/ Gribble Springs – south
- Proposed alignment of Regional Outer Loop to the south



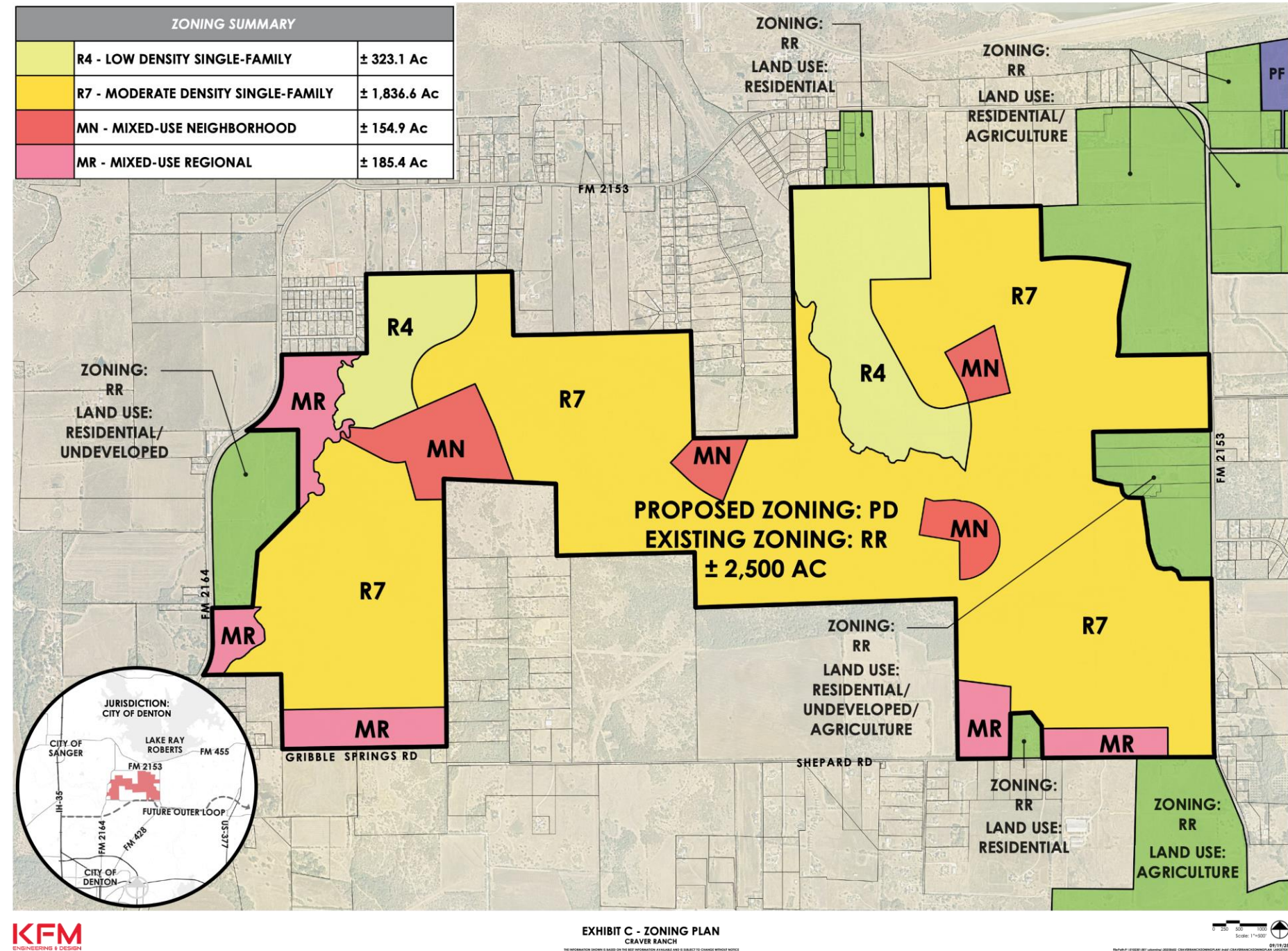
DENTON COMPREHENSIVE PLAN| Future Land Use Plan (FLUP)

- City of Denton's 2040 Comprehensive Plan – approved March 22, 2022
- ETJ vs. Full Purpose City Limits
- Master Planned Community
- Why here, why now?
 - Annexed back in 2008
 - Smart growth



Zoning | And all that goes with it

- Zoning – first step in the entitlement process
 - Rural Residential (RR) -> Planned Development (PD)
 - Most surrounding neighbors are within the City's ETJ
 - 2,500 ac. of defined, well planned community vs. numerous smaller/disjointed applications
- Entitlements – past 12 months
 - Overall:
 - Pre-Application Conference (PAC)
 - Zoning - Planned Development District (PD)
 - Held two neighborhood meetings
 - Comprehensive Plan Amendment
 - Thoroughfare Plan Amendment
 - Traffic Assessment
 - Drainage Assessment
 - Environmental Assessment
 - Project Agreement
 - Operating Agreement
 - By Phase:
 - Preliminary Plat
 - Traffic Assessment
 - Drainage Assessment
 - Environmental Assessment
 - Civil Engineering Plans
 - Final Plat



ZONING EXHIBIT | Development Plan

- Rezone request from RR to PD
- Simplified zoning districts
- Quality master planned community with a trail system linking phases and pocket parks throughout.
- Provides a fabric of land use within a community while transitioning densities.
- Variety of residential products offered to encourage people to stay within the community as their economic standing evolves

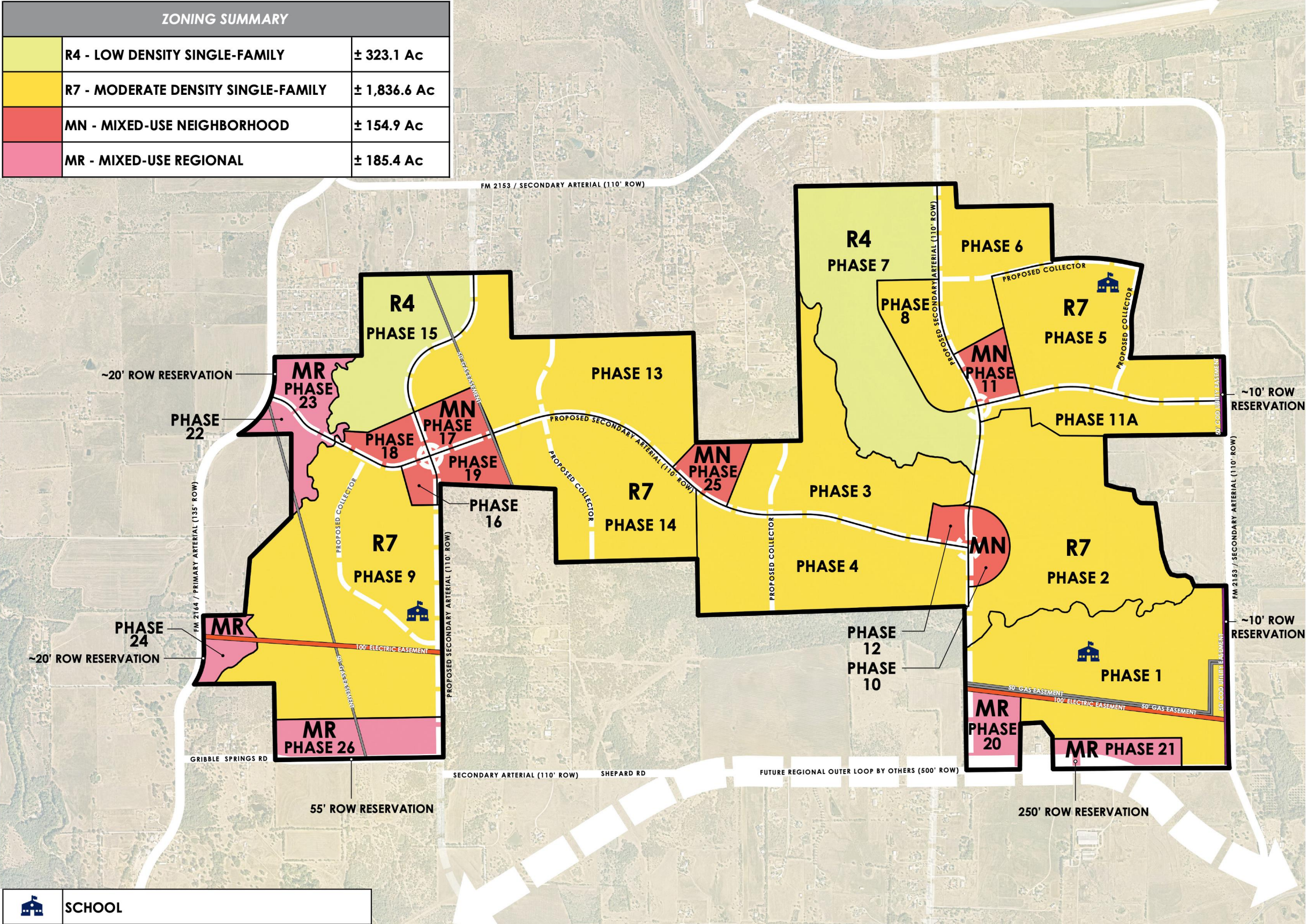


EXHIBIT D.1 - DEVELOPMENT PLAN
CRAVER RANCH

Architectural Product Type | 50' / 60' / 70' Lots



Architectural Product Type | 40' Lots



Architectural Product Type | Cottage



Architectural Product Type | Townhome & Live + Work



Architectural Product Type | Neighborhood Commercial

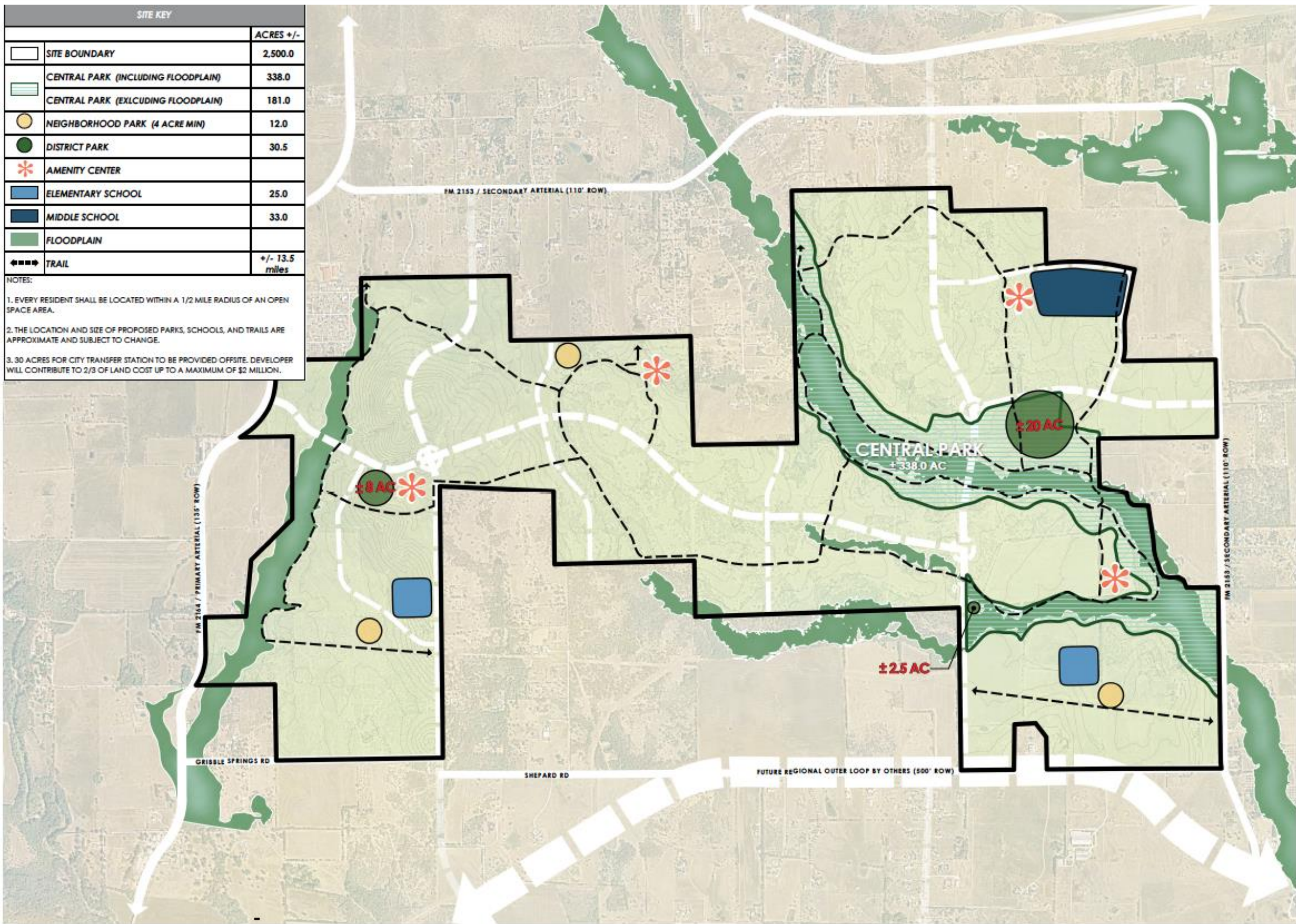


Architectural Product Type | Urban Multiplex & Multi-family

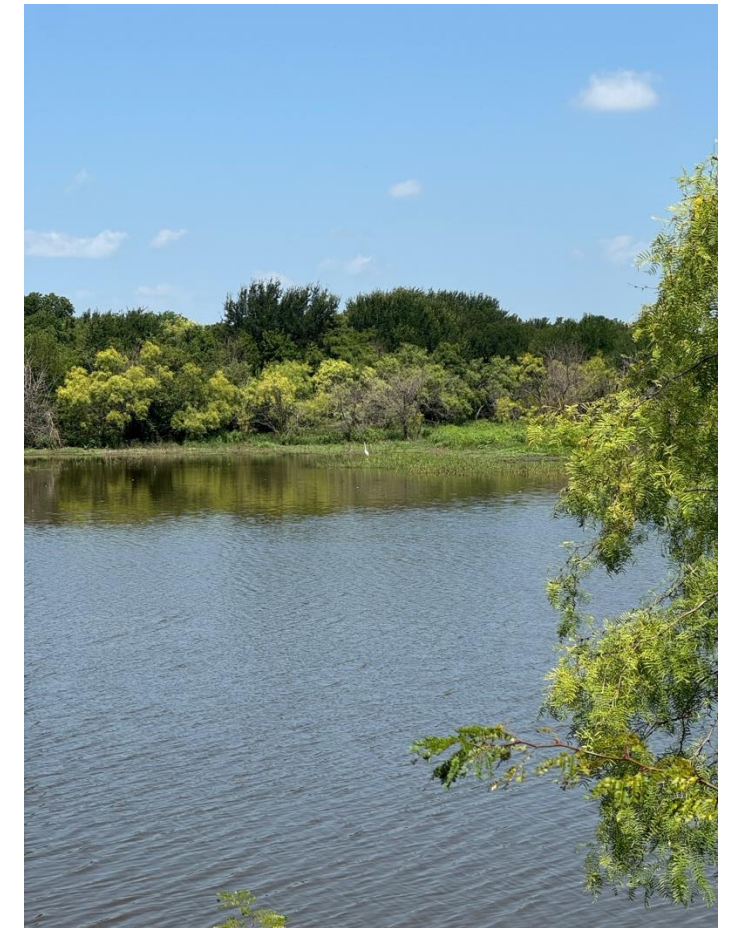
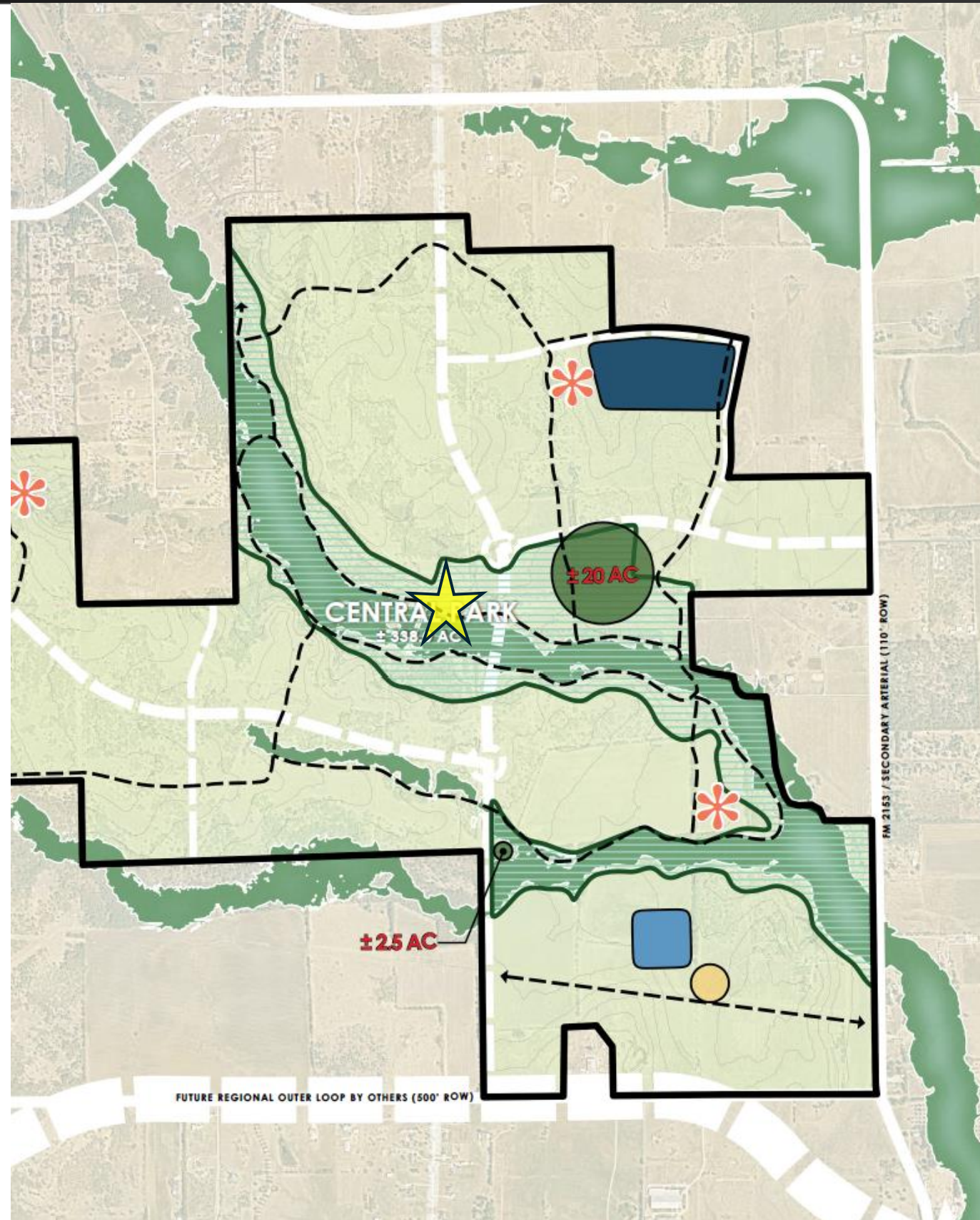


CRAVER RANCH | Developer Land Contribution Plan

- **Over 474 ac** of combined green space/open space/park land **excluding additional trails and neighborhood pocket parks**
- Parkland
- Open Space
- **Two fire stations: 6 ac**
- **City Parkland: 380.5 ac**
- **Trail system: 13.5 miles**
- **ROW for water transmission line through center of project**
- **Elevated water storage tank**
- **Donate two school sites**
- Resulted in a significant loss of single family lots

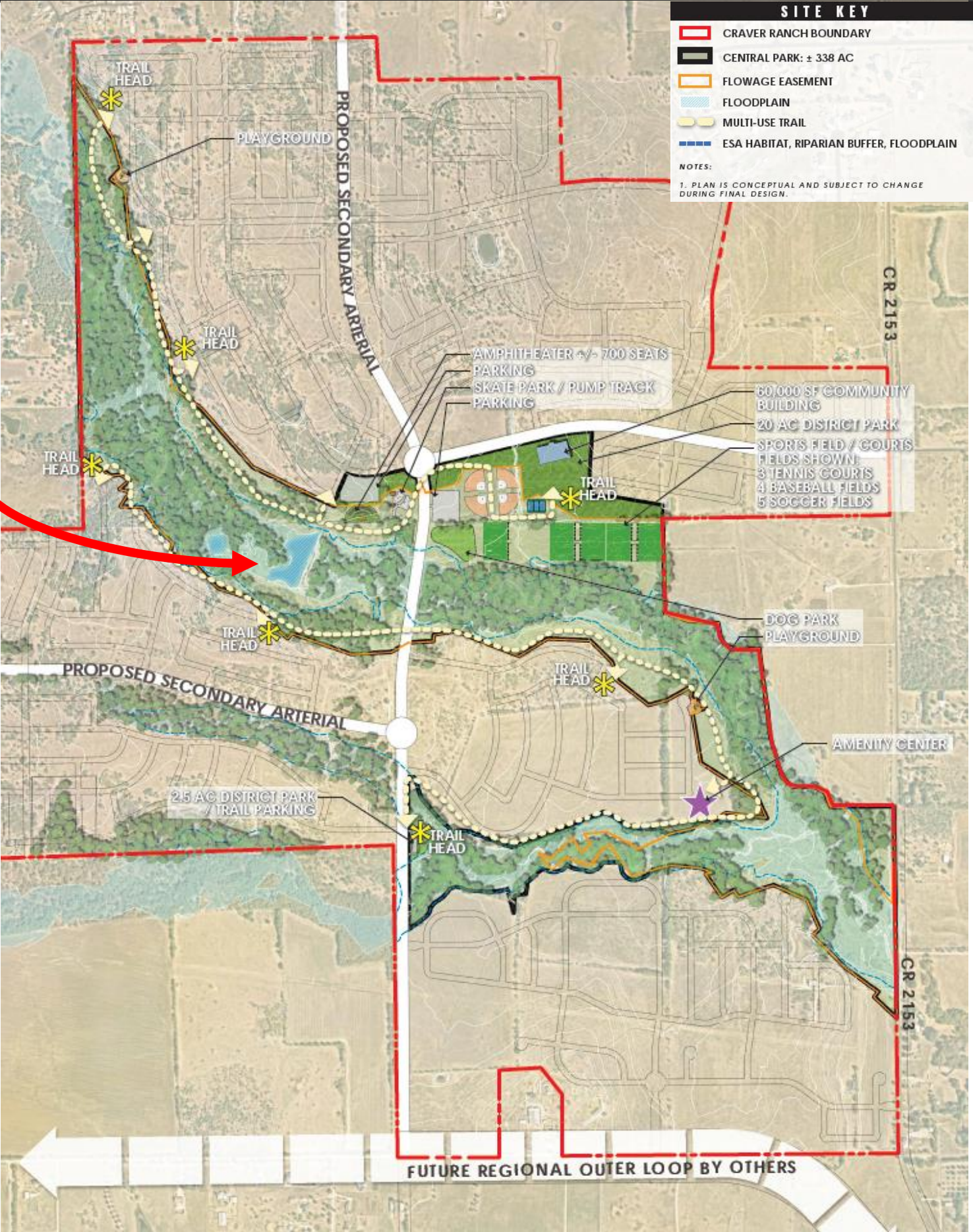


CONCEPT PLAN | Central Park



The size of this Central Park equates to 256 football fields

CONCEPT PLAN | Central Park



Park Land | Trail Head Examples



CONCEPT PLAN | Open Space Plan

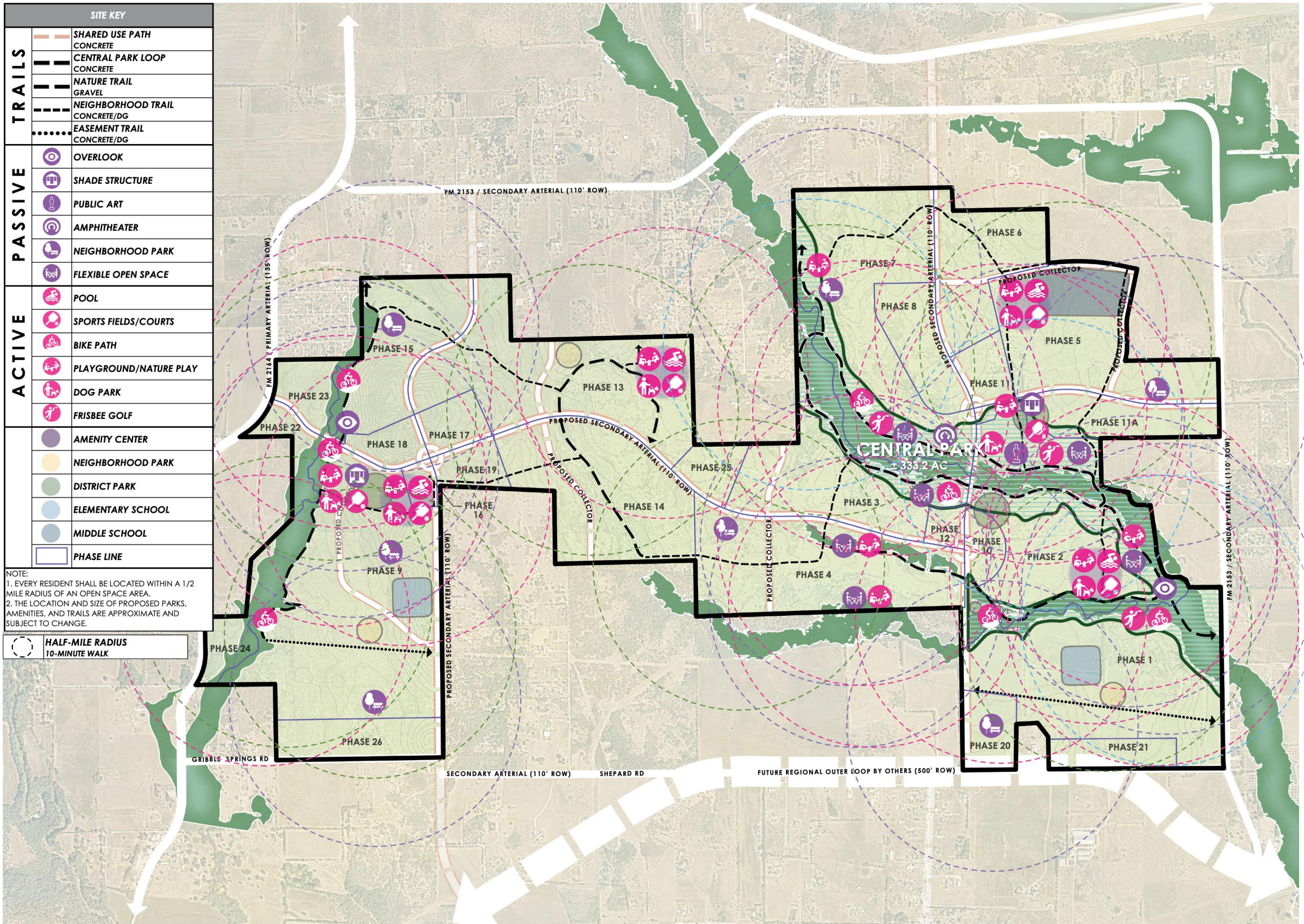


EXHIBIT F.2 - AMENITY PLAN: DISTANCE FROM RECREATION
CRAVER RANCH

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

THOROUGHFARE PLAN | Mobility Plan Amendment

2022 Thoroughfare Plan

Freeway

Primary Arterial

Secondary Arterial

Collector

Proposed Freeway

Proposed Primary Arterial

Proposed Secondary Arterial

Proposed Collector

Roads

Railroad

Airport

Parks

City Limits

ETJ

00.5123

Miles

N

Go to www.cityofdenton.com/mobilityplan for a more detailed online map of the thoroughfare plan.

SITE

- 1,000' deviation

- City of Denton's Current Thoroughfare Plan

THOROUGHFARE LEGEND

PROPOSED SECONDARY ARTERIAL

PROPERTY BOUNDARY

EXISTING PRIMARY ARTERIAL

EXISTING SECONDARY ARTERIAL

MOBILITY PLAN SECONDARY ARTERIAL ALIGNMENT WITHIN PROPERTY

DEVIATION FROM MOBILITY PLAN ALIGNMENT

NOTES:

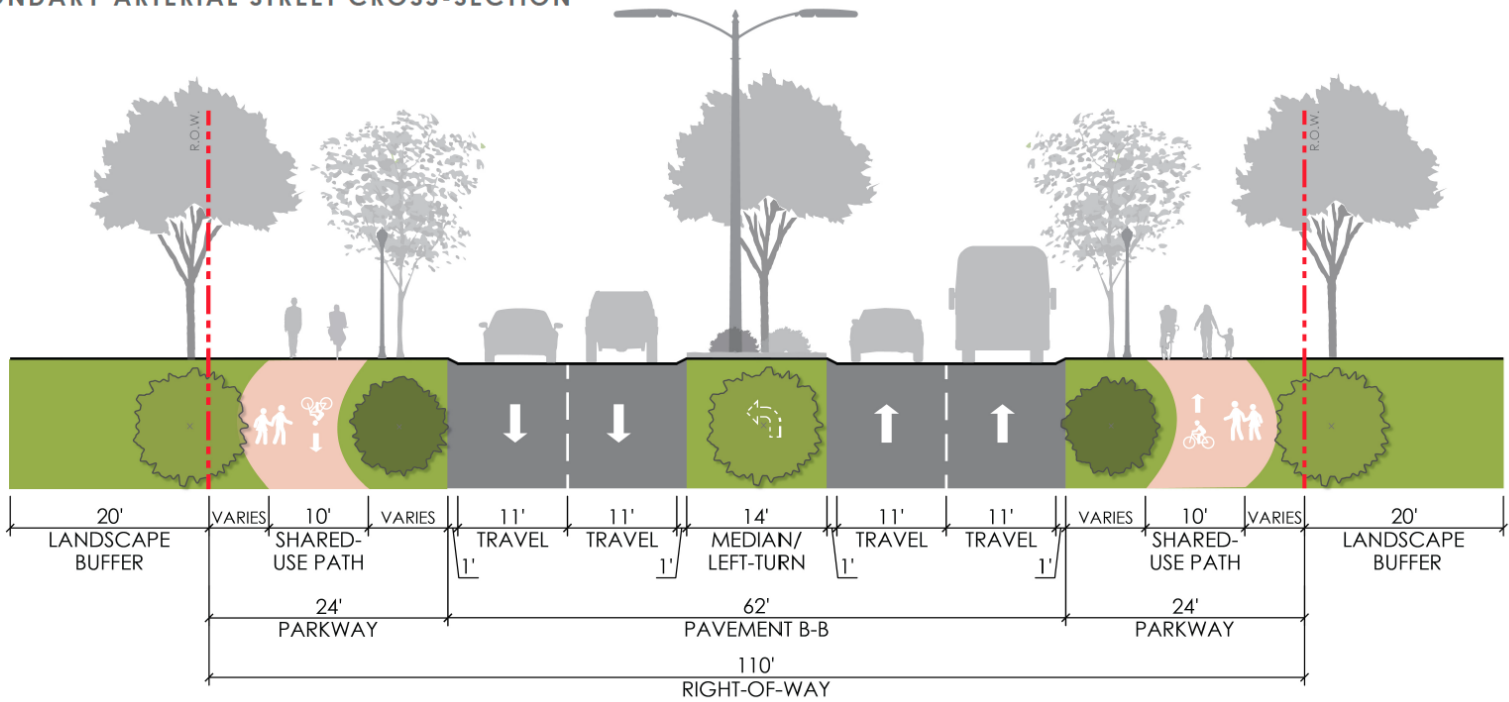
- THOROUGHFARE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.

DaakeLaw
The Law Offices of Robert D. Daake, PLLC

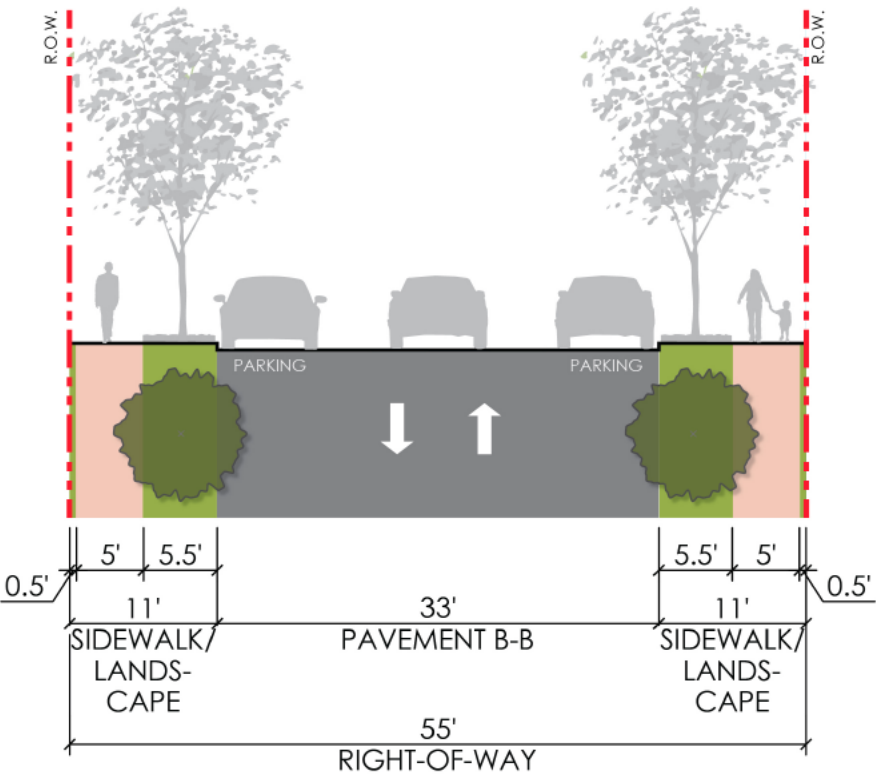
KFM
ENGINEERING & DESIGN

INTERNAL ROADWAYS | Typical Cross-Sections

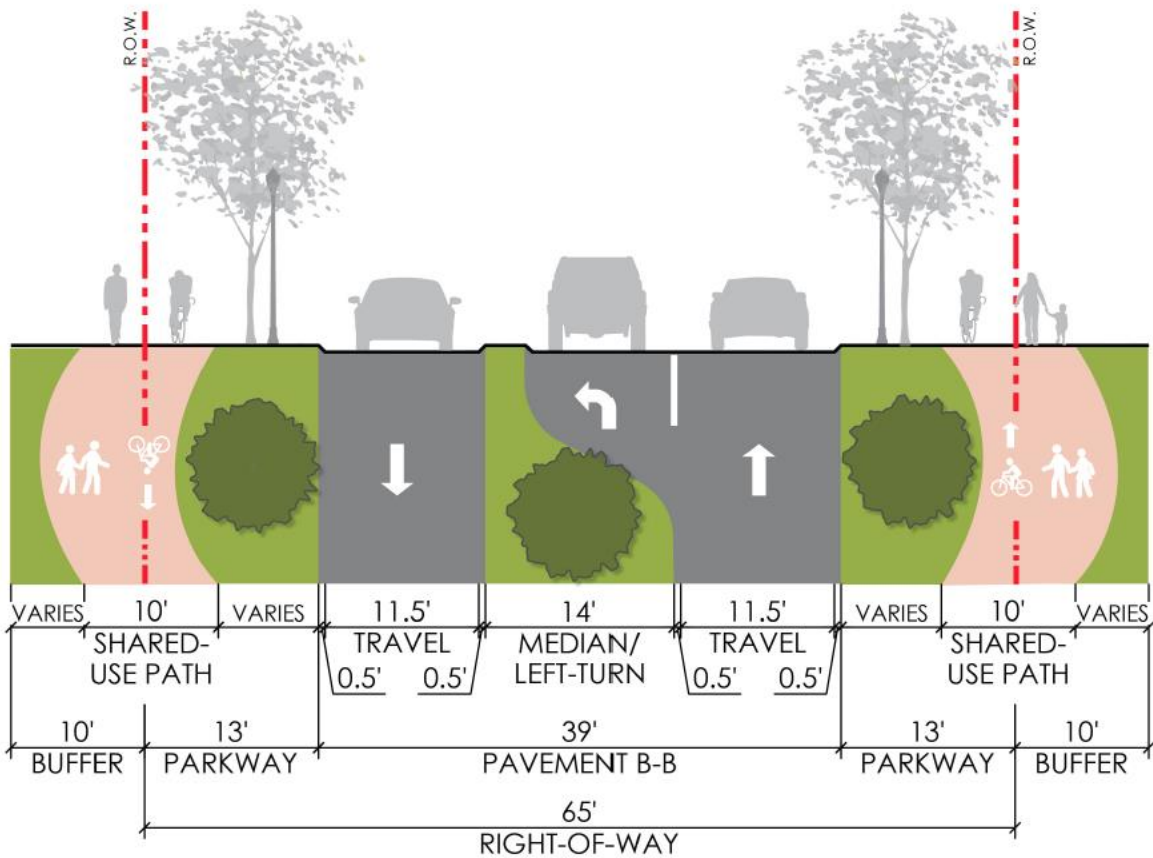
SECONDARY ARTERIAL STREET CROSS-SECTION



RESIDENTIAL STREET CROSS-SECTION



COLLECTOR STREET CROSS-SECTION



CRAVER RANCH | The benefit of this Master Planned Community

- **A benefit for**

- City of Denton
- Surrounding Community
- Developer



- **Land Gifted to the City:**
 - Two fire stations: 6 ac
 - City Parkland: 380.5 ac
 - Trail system: 13.5 miles
 - ROW for water transmission line through center of project
 - Elevated water storage tank
- **Land Gifted to the ISD's:**
 - Two school sites

- Smart growth
- Neighbors know what is planned
- Well thought out/designed/HOA MPC
- Heavy on greenspace, parkland & open space
- Opens up the development corridor for the City
- Converting tax revenue from Ag to developed land
- **At build out:**
 - **\$5.1 Billion total assessed value**
 - **\$1.2 Billion in Denton tax revenue**
- **Funding Contributions: \$7.5 M**
 - Police/Fire Services: \$2.5 M
 - Offsite Public Works Facility: \$2.0 M
 - Affordable Housing: \$3.0





THANK YOU