

March 7, 2024

RE 700 Canyon Drive, Coppell, TX. 75019 – Site Plan Submittal Comment Response

6. A future land use master plan amendment will be required from Freeway Special District to Urban Residential Neighborhood. Please submit a document outlining the reasons for such a change.

The project is requesting a future land use master plan amendment from Freeway Special District to Urban Residential Neighborhood. We are requesting this change for the below reasons:

- Meets the 2030 Community Planning Goal of making Coppell a Special Place to Live
 - Goal: Quality Housing for Family Generations – Support housing for all stages of life available in Coppell.
 - We believe that Coppell, like many cities around the country, are facing a shortage of housing for seniors. Many of whom are looking for a maintenance-free lifestyle and ready to downsize from single-family homes. These future residents may also be widowed and looking for a sense of community where friends are just down the hall and social events are held frequently and accessibly.
 - While the housing market continues to create challenges for affordability given the current rate environment, we believe it's important for seniors to have access to affordable housing. While many 55+ seniors are still actively working, others are transitioning to fixed incomes or saving for when they may need a more intensive level of care. Our goal is creating a vibrant, safe, and inclusive community for residents.
- Revitalizing Underutilized Land
 - We believe that the project location lends itself well as a transition from the surrounding office to the lower density housing to the east. We believe the city's visual character will be enhanced given the project's exteriors from the freeway.
 - The project is located less than 4 miles (an 8-minute drive) to the Coppell Senior Center, is 2 miles away (5-minute drive) from the nearest grocery store and other surrounding dining, entertainment, and retail options.
- Creates Synergy with Existing Senior Programs in Coppell
 - While the project will have resources for residents on-site via our supportive services provider, we believe that this project creates opportunities to promote the existing senior programs in Coppell at the Senior Center with SPAN aiding in providing transportation.

