



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Victory at Frontier, Block A, Lots 1R, 3, 4R, 6, & 9
Meeting: November 4, 2025

Agenda Item:

Consider and act upon a request for a Site Plan for a Health Studio and Open Space on Victory at Frontier, Block A, Lots 1R, 3, 4R, 6, & 9, on 20.0± acres, located on the west side of Preston Road and 295± feet south of Frontier Parkway. (DEVAPP-25-0080)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:

The Site Plan consists of a health studio and open space with a building area totaling 100,164 square feet with associated parking.

- Lot 3: Health Studio (100,164 SF)
- Lot 9: Open Space (Floodplain)

The Site Plan also includes the following lots because they are being altered in the following ways by the new development:

- Lot 1R: Access is being connected from this lot into Lot 3 for a secondary point of access.
- Lot 4R: Access is being connected from this lot into Lot 3 for a secondary point of access.

- Lot 6: Improvements shown eliminate angled parking that will be relocated to Lot 3.

A Preliminary Site Plan (DEVAPP-25-0014) was approved by the Planning & Zoning Commission on June 17, 2025. This plan showed the creation of four new lots with two of the lots, Lots 3 and 9, not having frontage onto public right-of-way. In instances where lots do not have frontage onto public right-of-way, a waiver must be approved by Town Council permitting the occurrence. Town Council approved a waiver for these two lots on June 24, 2025. A Revised Preliminary Site Plan has been submitted to account for the removal of parking on Lot 6.

Access:

Access is provided from Frontier Parkway and Preston Road.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As companion items, the Revised Preliminary Site Plan (DEVAPP-25-0014) and Final Plat (DEVAPP-25-0079) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Previously Approved Preliminary Site Plan (DEVAPP-25-0014)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to Town Staff approval of the associated Façade Plan (DEVAPP-25-0078).