



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – April 23, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for Medical Offices on Prosper Center, Block B, Lot 3, on 5.6± acres, located on the north side of Prairie Drive and 300± feet west of Mahard Parkway. (DEVAPP-23-0093)

Future Land Use Plan:

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

Zoning:

The property is zoned as Office District.

Conformance:

The Site Plan conforms to the development standards of the Office District.

Description of Agenda Item:

The Site Plan consists of seven medical office buildings totaling 28,172 square feet. It is the second phase of this development. The Site Plan (D21-0131) for the first phase was approved by the Planning & Zoning Commission on February 15, 2022, and Staff approved a revision to this Site Plan on August 16, 2023. Additionally, the Final Plat (D21-0132) was approved by the Planning & Zoning Commission on July 20, 2022, and no additional easement are needed for this second phase of development.

Access:

Access is provided from Mahard Parkway and Prairie Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item for this case.

Attachments:

1. Location Map
2. Site Plan
3. Revised Site Plan for Phase 1 (D21-0131)
4. Approved Final Plat (D21-0132)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.