



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. 3h

Agenda Item:

Consider and act upon a request for a Site Plan for Multifamily Buildings and Leasing Office on Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0210)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Town Center District.

Zoning:

The property is zoned as Planned Development-67 (Mixed-Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The Site Plan consists of ten multifamily buildings and a leasing office totaling 389,436 square feet. It is the second phase of this development. The Preliminary Site Plan (DEVAPP-23-0162) for Phase 2 was approved by the Planning & Zoning Commission on December 19, 2023. Phase 2 consists of 256 units.

The Site Plan (D21-0070) for the first phase was approved by the Planning & Zoning Commission on August 3, 2021. Phase 1 of this development consists of 344 units. The total number of units for both phases is 600, which is the maximum number of multifamily units permitted by Planned Development-67.

Access:

Access is provided from Bravo Way and Richland Boulevard.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements as specified in Planned Development-67.

Companion Item:

As companion items, the Final Plat (DEVAPP-23-0211) and the Façade Plan (DEVAPP-23-0212) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Approved Site Plan for Phase 1 (D21-0070)
4. Approved Preliminary Site Plan for Phase 2 (DEVAPP-23-0162)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.