



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Site Plan of Prosper ISD Lakewood Campus, Block A, Lot 1

**Meeting:** May 20, 2025

**Item No. 3f**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Prosper Independent School District Community Center, Administration Building and Pavillion on Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 900± feet north of University Drive. (DEVAPP-25-0019)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Medium Density Residential.

**Zoning:**

The property is zoned Planned Development-90.

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-90.

**Description of Agenda Item:**

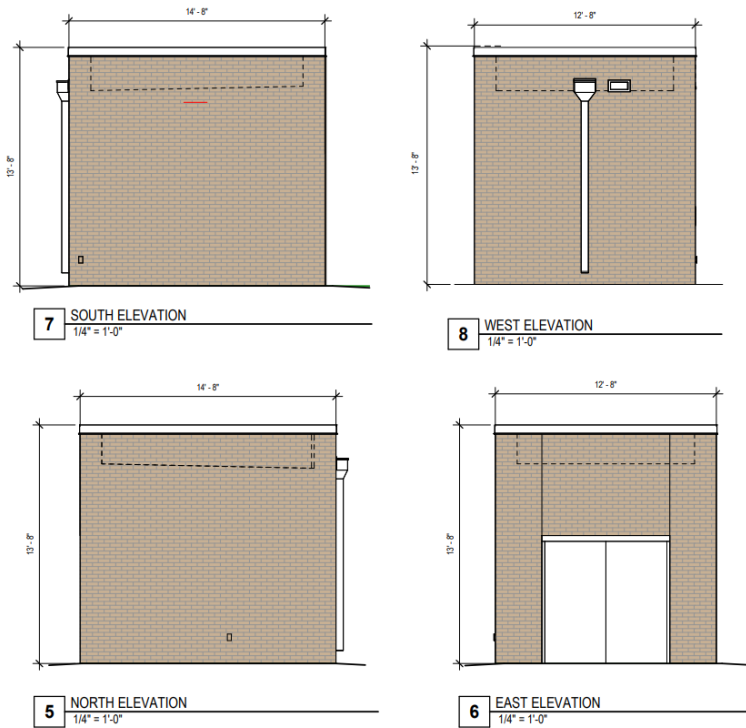
The Site Plan is the first phase of the overall campus and consists of three buildings and associated parking, totaling 149,293 square feet. Below is a description of each building.

1. An Administration Building that is three-stories with a basement. The three-story building is 60 feet in height on the north side. On the south side, it appears 4-stories since the basement is exposed, and it is approximately 75 feet in height.
2. A Community Center that is two-stories in height with the appearance of a one-story building on the north side and two-stories on the south side.
3. A Pavillion that is located along an amenity pond, south of the Administration Building.

### Proposed Location of the Pump House and Storage Tank



## Pump House Elevation

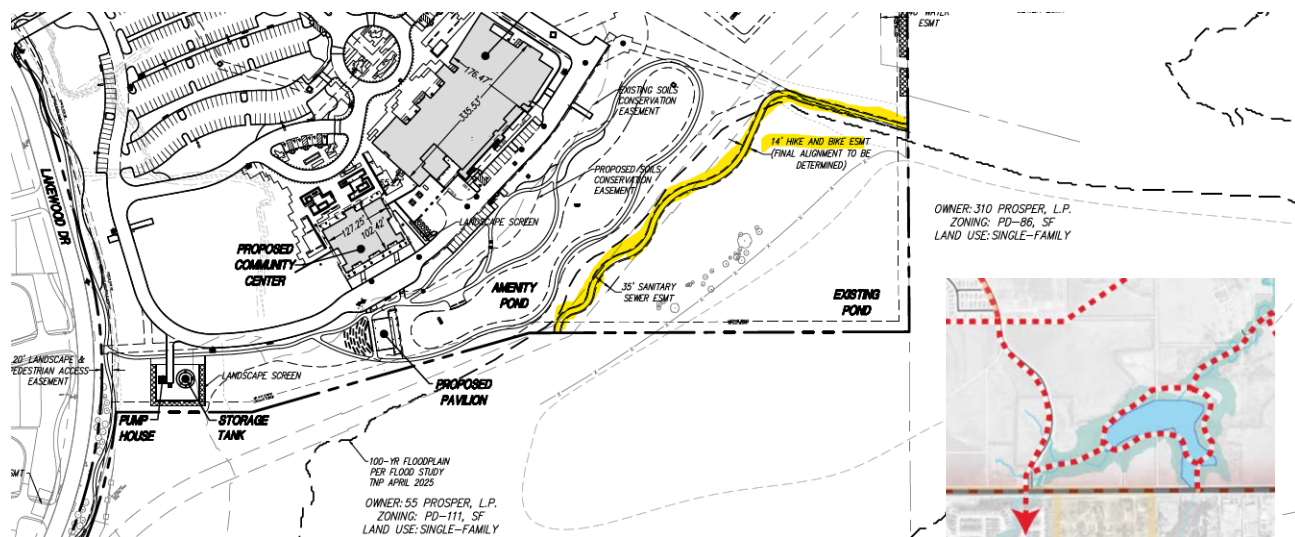


## Access:

Access is provided from Lakewood Drive and Richland Boulevard.

## Hike & Bike Trail

The Hike & Bike Master Plan shows a Hike & Bike Trail circling the pond. A portion of the trail is shown to be constructed on the southeast corner of the property. The exact alignment of the associated trail easement will be finalized during construction and adjusted accordingly on the final plat.



**Landscaping, Open Space, and Screening:**

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

Living Screen – The Site Plan reflects the installation of a living screen along the eastern property line, adjacent to residentially zoned property, in accordance with the approved Preliminary Site Plan.

Major Creek Amenities - The property is adjacent to a Major Creek – Rutherford Branch. The development complies with the requirement to provide four amenities adjacent to the creek, as noted on the site plan.

**Companion Item:**

As a companion item, the Final Plat (DEVAPP-25-0018) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (DEVAPP-24-0129)

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan subject to:

1. Relocation of the storage tank and pump house; and,
2. In accordance with the Preliminary Site Plan (DEVAPP-24-0129) condition of approval, a Traffic Impact Analysis for the overall development shall be approved prior to release for construction.