



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Preliminary Site Plan for Preston and Frontier, Block A, Lots 1-4
Meeting: August 5, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for three Restaurant/Retail buildings, a Bank, a Grocery Store with an associated Convenience Store with Gas Pumps, and three Restaurants on Preston and Frontier, Block A, Lots 1-4, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway. (DEVPP-23-0183)

Future Land Use Plan:

The Future Land Use Plan designates the majority of the property as Retail & Neighborhood Services with the southernmost portion designated Medium Density Residential.

Zoning:

The property is zoned Planned Development-15 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-15.

Description of Agenda Item:

The project was submitted in October of 2023, prior to amending the Zoning Ordinance regarding drive-through standards. Therefore, the project was designed in conformance with the standards in place at the time of submission. The applicant has chosen to comply with some of the ordinance changes since that time, including providing a 5-foot landscape buffer around dumpster enclosures.

The Preliminary Site Plan consists of three Restaurant/Retail buildings, a Bank, a Grocery Store with an associated Convenience Store with Gas Pumps, and three Restaurants totaling 115,825 square feet and associated parking. Additional information regarding the uses on each lot is provided below.

- Lot 1: Retail Building – Grocery Store (78,517 SF)
 - The Grocery Store has a pharmacy drive-through on the north side of the building and a loading area at the back (east) side of the building. The loading area screening is compliant.
- Lot 2: Convenience Store with Gas Pumps with a drive-through lane (3,128 SF)
 - On January 23, 2024, Town Council approved an amendment to the Zoning Ordinance to allow a Convenience Store with Gas Pumps that is associated with a minimum 50,000 square foot grocery store, to have gas pumps located a greater distance greater than 200 feet from the right-of-way lines of intersecting major thoroughfares. Preston Road and Frontier Parkway are designated major thoroughfares. The use is approximately 430 feet from the intersection. The use will not be allowed in this location if the ultimate user of the grocery store is not associated with this facility.
- Lot 3: Bank (4,261 SF) and Restaurant (3,001 SF) and two Restaurant/Retail Buildings (22,898 SF) with outdoor dining (1,962 SF)
 - The Restaurant on the property has been designed with a drive-through. The applicant is aware that a Specific Use Permit is required prior to proceeding with a site plan application for this use. A label stating the SUP requirement is on the preliminary site plan.
- Lot 4: Two Restaurants (8,008 SF) and a Retail/Restaurant Building (16,958 SF)
 - The Restaurants on the property has been designed with drive-throughs. The applicant is aware that a Specific Use Permit is required prior to proceeding with a site plan application for this use. A label stating the SUP requirement is on the preliminary site plan.
 - The detention pond for the development is located on the southern portion of the lot, adjacent to Coleman Road, an entry into the residential subdivision. The plan shows eight golf cart parking spaces and a 12 foot pergola/shade structure on the east side of the pond.

A Property Owners' Association will be created to establish duties and responsibilities for those lots within the development, in accordance with the Subdivision Ordinance. This will need to be finalized prior to platting the property into separate lots.

Access:

Access is provided from Preston Road and Frontier Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

There are no companion items.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan subject to:

1. The creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property;
2. The Convenience Store with Gas Pumps on Lot 2 shall be associated with the Grocery Store; and
3. A Restaurant with a drive-through is subject to the approval of a Specific Use Permit.