PLANNING

TOWN OF
PROSPER
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To:	**Planning & Zoning Commission**	**Item No. 4h**
From:	**David Soto, Planning Manager**	
Re:	**Planning & Zoning Commission Meeting – March 7, 2023**	

Agenda Item:
Consider and act upon a Site Plan for a Retail/Restaurant use, on 0.6± acres, located on the northwest corner of Broadway Street and McKinley Street. The property is zoned Downtown Retail (DTR). (D22-0069).

Description of Agenda Item:
The Site Plan shows two (2) proposed buildings totaling 29,120 sf. The applicant has revised the site plan to accurately depict the square footages of both buildings and calculated parking. In 2020, the Zoning Ordinance was amended allowing the Planning & Zoning Commission to approve alternative parking space requirements at the time of Site Plan. Currently, the site plan shows that the site is under parked. Even with the 50% reduction that the Downtown Retail, DTR zone offers, the site is still short by 29 parking spaces. Due to the limited opportunity in a downtown setting to provide off-street, parking is almost always challenging. However, downtowns generally are intended to be walkable. Town Hall offers about 185 parking spaces located at the Town Hall property. There are also parking lots adjacent to existing businesses. Access is provided from Crockett Street, Broadway Street and McKinley Street. The Site Plan conforms to the Downtown Retail standards.

Attached Documents:
1. Location Map
2. Site Plan

Staff Recommendation:
Staff recommends approval of the Site Plan subject to:
1. Planning & Zoning Commission approval of the alternative parking spaces requirements.
2. The applicant revise the sqft of the building to match the site data summary table and fixes the word "Proposed"
3. The applicant removes the word brewery and list it as restaurant.
4. Town staff approval of civil engineering, irrigation plans, open space plans, landscape plans, façade plans, and address plans.
5. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.