



PLANNING

To: Planning & Zoning Commission

Item No. 4

From: Paul Rodriguez, Senior Planner

Through: David Soto, Planning Manager

Re: Planning & Zoning Commission Meeting – April 4, 2023

Agenda Item:

Consider and act upon a Preliminary Site Plan for a Retail and Hotel Development, Lots 11 & 12 of Block A Gates of Prosper on 4.5± acres, located on the south side of Lovers Lane, east of Coleman Street. The property is zoned Planned Development-67 (PD-67). D22-0103.

Description of Agenda Item:

The Preliminary Site Plan is for a Retail and Hotel use consisting of 4.5± acres. Access will be provided from Lovers Lane & Coleman Street. The Preliminary Site Plan currently does not conform to the standards of Planned Development-67 (PD-67). The proposed Hotel use is not providing the adequate number of parking spaces. According to the zoning ordinance, hotels require “One parking space for each sleeping room or suite. The proposed hotel is said to have 119 rooms. Per the ordinance, 119 parking spaces are required. The preliminary site plan has provided 92 proposed parking spaces.

The Gates of Prosper was intended to create a true mixed use feel “which encourages a desired lifestyle for the residents to live, work, shop, eat, and relax.” With that being mentioned, it is important to note that such uses are intended to be walkable and provide connectivity to other sections of that development.

Although the proposed use does not meet the parking requirements, the Planning & Zoning Commission has the authority to approve alternate parking ratios. The applicant has submitted justification on their requests to alternate parking ratio. Per the applicant’s parking study, they have concluded that, at the peak hours, the demand would result in 89 parking spaces in relation to the number of rooms. Furthermore, the preliminary site plan shows that they would be exceeding the parking demand demonstrated in their study. This will be the first project outside of Downtown to receive an alternative parking ratio, however in recent Planned Developments reduction of the parking has been approved.

Attached Documents:

1. Location Map
2. Preliminary Site Plan
3. Parking Study

Town Staff Recommendation:

Staff recommends approval of the Preliminary Site Plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.