



PLANNING

To: Planning & Zoning Commission **Item No. 4**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Amendment to Planned Development-26 to Reduce the Setback Adjacent to Technology Lane

Meeting: November 19, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend Planned Development-26 (Prosper Business Park), on 71.1± acres, to reduce the minimum side setback adjacent to Technology Lane, located on the northeast corner of Mike Howard Lane and Safety Way. (ZONE-24-0023)

Future Land Use Plan:

The Future Land Use Plan recommends Business Park.

Zoning:

The property is zoned Planned Development-26.

Thoroughfare Plan:

This property has direct access to Mike Howard Lane.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A – Boundary Exhibit

3. Exhibit B – Letter of Intent
4. Exhibit C – Development Standards
5. Exhibit D – Conceptual Plan

Description of Agenda Item:

The purpose of this request is to amend Planned Development-26 to allow for a reduced side yard setback adjacent to Technology Lane for Prosper Business Park, Block B, Lot 9. Currently, the required side yard setback adjacent to a street is 50 feet.

The site plan (Exhibit D) shows the building on Lot 9 having a side yard setback of 20 feet adjacent to Technology Lane, which is a 30-foot reduction of the required side yard setback. Lot 9 is located along Technology Lane, an internal street within the development. The amendment will only permit the reduction on this lot. This reduced side yard setback will provide additional screening for the storage yard to the east of the development.

Town Staff Recommendation:

Town Staff recommends approval of the request to amend Planned Development-26 (Prosper Business Park), on 71.1± acres, to reduce the minimum side setback adjacent to Technology Lane on Prosper Business Park, Block B, Lot 9, located on the northeast corner of Mike Howard Lane and Safety Way.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the December 10, 2024, Town Council meeting.