



Information

Purpose:

- Construct nine buildings totaling 61,150 square feet and associated parking.
 - Block D
 - Lot 1 – Daycare (10,400 SF)
 - Lot 2 – Professional Office Building (7,500 SF)
 - Block E
 - Lot 1 – Drive-Through Restaurant (1,400 SF)
 - Lot 2 – Automobile Service Station (4,000 SF)
 - Lot 3 – Gas Station (4,700 SF) + Canopy (3,700 SF)
 - Lot 4 – Drive-Through Restaurant (2,800 SF)
 - Lot 5 – Restaurant/Retail Building (11,000 SF)

Information Cont.

Purpose Continued:

- Block F
 - Lot 1 – Drive-Through Restaurant (4,000 SF)
 - Lot 2 – Office/Restaurant/Retail Building (11,650 SF)

Residential Adjacency:

- The site is zoned Planned Development-14 with a base zoning of Retail.
- Per Planned Development-14, Single-Family is a permitted use in the Retail area.
- The typical regulations for commercial development adjacent to residential development are not applicable because of the Retail base zoning.

History

Appeal:

- Appealed at Town Council meeting on January 28, 2025, due to the concerns listed below.
 - Landscape Easement on Legacy Drive
 - Open Space
 - Landscape Buffer adjacent to Star Trail
 - Screening Wall adjacent to both Prosper Ridge and Star Trail
 - Drive-Through Restaurant Overflow
 - Dumpster Orientation
 - Pitched Roofs for Buildings adjacent to Star Trail

Updated Preliminary Site Plan

Revisions:

- Following the Town Council meeting on January 28, 2025, the applicant made the changes listed below.
 - Thirty-Foot Landscape Easement on Legacy Drive
 - Open Space Plan for Entire Area (Commercial + Residential)
 - Fifteen-Foot Landscape Buffer adjacent to Star Trail
 - Six-Foot Masonry Screening Wall adjacent to Star Trail
 - Removal of Drive-Through from Restaurant on Star Meadow Drive
 - Dumpster Reorientation (Site Plan)
 - Pitched Roofs for Buildings adjacent to Star Trail



