

PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

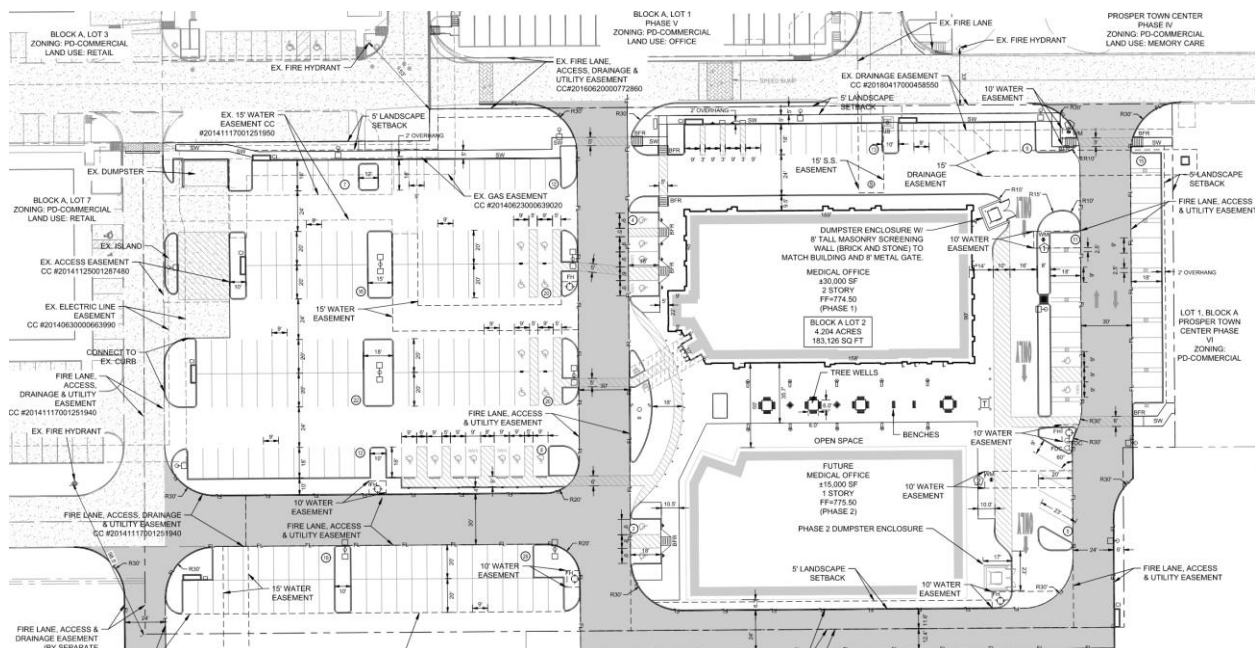
Re: Planning & Zoning Commission Meeting – July 18, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for Medical Offices, on 4.2± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (D19-0077)

Description of Agenda Item:

The Site Plan shows a 2-story, 30,000 square foot building for a medical office and a 1-story, 15,000 square foot building for a medical office as shown below:



Access will be provided from an access easement that connects to Preston Road and Hays Road. The Site Plan (D19-0077) conforms to the Planned Development-7 (PD-7) development standards. The site plan was originally approved on September 3, 2019 and it expired on September 3, 2022.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.