



PLANNING

To: Planning and Zoning Commission **Item No. 4g**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Prosper Ridge Commercial, Block F, Lots 1R1 and 2R
Meeting: May 5, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurant/Retail and Medical Office/Retail Buildings on Prosper Ridge Commercial, Block F, Lots 1R1 and 2R, on 2.7± acres, located on the southwest corner of Legacy Drive and Star Meadow Drive. (DEVAPP-26-0021)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail and Neighborhood Services.

Zoning:

The property is zoned Planned Development-14 (Retail).

Conformance:

The Site Plan conforms to the development standards of Planned Development-14.

Description of Agenda Item:

The Site Plan consists of a restaurant/retail building and medical office/retail building totaling 28,400 square feet and associated parking.

- Lot 1R: Restaurant/Retail Building (14,200 SF)
- Lot 2: Medical Office/Retail Building (14,200 SF)

A Preliminary Site Plan (DEVAPP-24-0083) was approved by the Planning and Zoning Commission on January 21, 2025, and by the Town Council on March 11, 2025. The Site Plan conforms with the approved Preliminary Site Plan.

Access:

Access is provided from Star Meadow Drive.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, a Replat (DEVAPP-26-0022) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-24-0083)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.