



## PLANNING

**To:** Planning & Zoning Commission **Item No. 3e**

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Preliminary Site Plan for Prosper Commons, Block B, Lots 1 & 13-15

**Meeting:** December 3, 2024

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**Agenda Item:**

Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail Buildings on Prosper Commons, Block B, Lots 1 and 13-15, on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-23-0131)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as US 380 District.

**Zoning:**

The property is zoned Planned Development-2 (Corridor District).

**Conformance:**

The Preliminary Site Plan conforms to the development standards of Planned Development-2.

**Description of Agenda Item:**

The Preliminary Site Plan proposes to subdivide an existing lot (Lot 1) into four lots (Lots 1, 13, 14, and 15). The following uses and building areas are proposed within the development:

- Lot 1 – One building consisting of 28,766 square feet of Retail space and 8,229 square feet of Restaurant space.
- Lot 13 – One building consisting of 4,850 square feet of Retail space.
- Lot 14 – One building consisting of 4,850 square feet of Retail space.
- Lot 15 – One building consisting of 3,850 square feet of Retail space and 4,000 square feet of Restaurant space.

A previous preliminary site plan (D19-0027) was approved by the Planning & Zoning Commission on April 2, 2019, which has since expired.

A Property Owners' Association will be created to establish duties and responsibilities for those lots within the development, in accordance with the Subdivision Ordinance. This will need to be finalized prior to platting the property into separate lots.

**Access:**

Access is provided from Richland Boulevard and US Highway 380. Access to Coit Road is provided through the surrounding retail development.

**Landscaping, Open Space, and Screening:**

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

**Companion Item:**

There is no companion item for this case.

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Site Plan subject to the creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property.