



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Planned Development Amendment for Prosper Business Park

Town Council Meeting – December 10, 2024

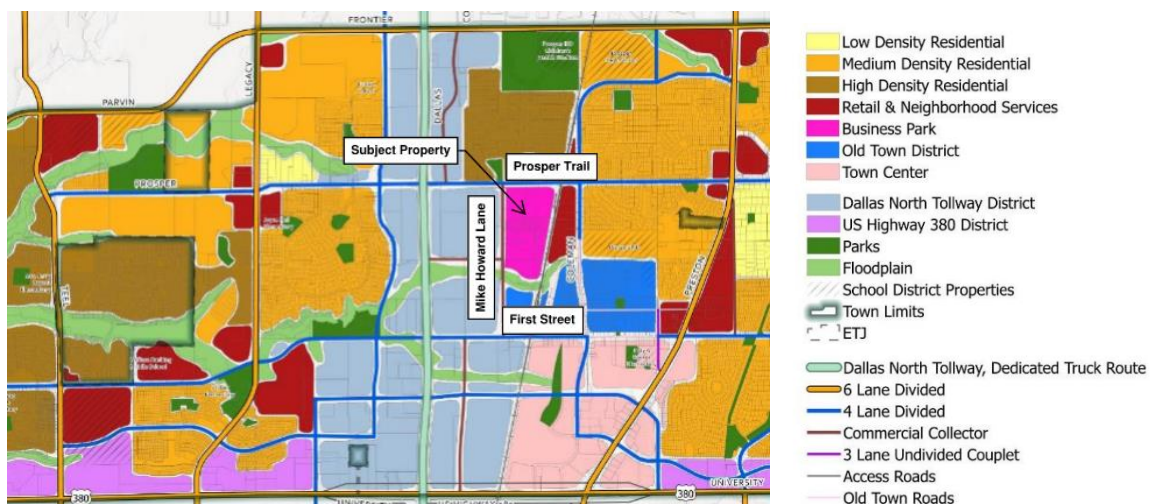
Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

Agenda Item:

Conduct a public hearing and consider and act upon an ordinance 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. (ZONE-24-0023)

Future Land Use Plan:

The Future Land Use Plan recommends Business Park. The proposed zoning request conforms to the Future Land Use Plan.



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.

Budget Impact:

There is no budgetary impact affiliated with this item.

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. Future Land Use Exhibit
3. Exhibit A – Boundary Exhibit
4. Exhibit B – Letter of Intent
5. Exhibit C – Development Standards
6. Exhibit D – Site Plan
7. Ordinance
8. Ordinance Exhibits

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 the Town Council approve an ordinance 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.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 6-0 (Commissioner Carson absent) at their meeting on November 19, 2024.

Proposed Motion:

I move to approve/deny an ordinance 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.