



PLANNING

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

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Prosper ISD Administrative Facility, Block A, Lot 1

Meeting: March 18, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for an Administration building, Community Center, and future Prosper ISD structures on Prosper ISD Administration Facility, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 925± feet north of University Drive. (DEVAPP-24-0129)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-90 (Single Family & Mixed Use).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-90.

Description of Agenda Item:

The Preliminary Site Plan consists of two buildings and a pavilion totaling 149,293 square feet with associated parking in Phase 1. The specific building design and uses in Phase 2 will be determined at a later time.

Access:

Access is provided from Lakewood Drive and a future Richland Boulevard.

Landscaping, Open Space, and Screening:

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

Screening is required adjacent to the residential zoning to the east. There are no approved development plans for the residential area. The applicant proposes the use of a living screen. The landscape plan showing the placement and species of trees for the living screen within Phase 1 is attached. There is a 42-inch water line that parallels the property line, and the living screen is placed within a 10-foot area between the property line and water line easement. A row of large shade trees are on the opposite side (interior side) of the water line easement. The details for the living screen in Phase 2 will be provided with the Site Plan submission for that phase and will be similar to Phase 1. Town Staff recommends approval of the living screen.

Companion Item:

There is no companion item for this case.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.