



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 21, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Medical Office, Office, and Retail Buildings on Prosper Center, Block A, Lots 10-12, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0033)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-65 (Single Family). The majority of Planned Development-65 is residential; however, commercial uses such as medical office, professional office, and retail are permitted at the hard corner of Legacy Drive and Prairie Drive.

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-65.

Description of Agenda Item:

The Preliminary Site Plan consists of a two-story, 16,655 square foot medical office building, an 11,000 square foot office building, and a 14,725 square foot retail building.

Access:

Access is provided from Legacy Drive and Prairie Drive.

Landscaping, Open Space, and Screening:

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

The Zoning Ordinance requires screening adjacent to property zoned for residential use. The property to the north and the west is zoned for single-family use; however, there is an existing

masonry wall on the northern property line and an existing wooden fence line on the western property line. As such, Town Staff recommends a living screen rather than a six-foot masonry screening wall on the western property line. The living screen will consist of new evergreen trees, three-inch caliper, every 30 linear feet (see attachment). The use of a living screen is subject to Planning & Zoning Commission approval.

Companion Item:

As a companion item, the Conveyance Plat (DEVAPP-24-0032) is on this Planning & Zoning Commission agenda.

Attachments:

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

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan with the use of a living screen.