



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: Site Plan for Children's Hunger Fund

Meeting: August 6, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Site Plan for a Community Center on Children's Hunger Fund Prosper, Block A, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0061)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

Zoning:

The property is zoned Commercial.

Conformance:

The Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Site Plan consists of a two-story 88,431 square foot community center building and associated parking.

A Preliminary Site Plan (DEVAPP-24-0038) was approved by the Planning & Zoning Commission on July 2, 2024. The Site Plan complies with the approved Preliminary Site Plan.

Access:

Access is provided from First Street and Mercy Court, a street that will be constructed on the west side of the property.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0063) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan (DEVAPP-24-0038)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.