



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 Reynolds Middle School

Meeting: August 6, 2024

Item No. 3h

Agenda Item:

Consider and act upon a request for a Site Plan for a Middle School on Prosper High School & Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0089)

Future Land Use Plan:

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

Zoning:

The property is zoned Single Family-15.

Conformance:

The Site Plan conforms to the development standards of the Single Family-15 District.

Description of Agenda Item:

The Site Plan consists of a 28,877 square foot addition to an existing 179,495 square foot middle school for classroom, gymnasium, and storm shelter space.

A Site Plan (DEVAPP-24-0012) was approved by the Planning & Zoning Commission on March 5, 2024, that included classroom space, a maintenance building, and an agricultural barn totaling 33,586 square feet.

Access:

Access is provided from Coleman Street, Eagle Lane, and Gorgeous Road.

Landscaping, Open Space, and Screening:

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

Attached Documents:

1. Location Map
2. Site Plan
3. Approved Site Plan (DEVAPP-24-0012)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.