



## PLANNING

**To:** Planning & Zoning Commission **Item No. 4h**

**From:** Dakari Hill, Senior Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planning & Zoning Commission Meeting – February 20, 2024

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**Agenda Item:**

Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the US Highway 380 District.

**Zoning:**

The property is zoned Planned Development-82 (Single Family-15).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-82.

**Description of Agenda Item:**

The Site Plan consists of a 4,155 square foot addition to an existing 134,076 square foot middle school.

**Access:**

Access is provided from Coit Road and Richland Boulevard. Cross access is not required due to residential adjacency.

**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-24-0009) is on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.