





Surrounding Area

	Zoning	Current Land Use
Subject Property	Single Family-15	House of Worship (First Baptist Church)
North	Downtown Office	Family Resource Center (Prosper ISD)
East	Single Family-15	Elementary School (Rucker Elementary)
South	Planned Development-67 (Single Family-10)	Vacant (Starview Phase 1)
West	Planned Development-67 (Single Family-10)	Vacant (Starview Phase 2)

Proposal

Specific Use Permit:

- Licensed Child-Care Center
 - Conducted out of both the main building and the portable building.
- Temporary Building
 - The portable building is also used for church purposes.

Zoning Ordinance

Child Care Center, Licensed:

- Specific Use Permit required for licensed childcare center not operated by an independent school district.

Temporary Buildings:

- Temporary buildings are permitted by right for houses of worship. They require a Specific Use Permit for a private use.
 - Permits for house of worship temporary buildings last for three years.
 - A one-year extension can be granted at the end of the three-year term.

History

Child Care Center, Licensed:

- First Friends Preschool in operation since 2016.

Temporary Building:

- First permitted in 2016 and then again in 2019.
- One-year extension granted in 2022.

Determination:

- In 2023, Staff determined a Specific Use Permit would be required for the licensed child-care center.

Specific Use Permit Criteria

Evaluation:

- ***1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?***
 - Yes, adjacent educational uses show consistency with surrounding uses.
- ***2. Are the activities requested by the applicant normally associated with the requested use?***
 - Yes, other churches (United Methodist, St. Paul's, St. Martin, etc.) have a SUP for similar uses.
- ***3. Is the nature of the use reasonable?***
 - Yes, this is shown by consistency with surrounding uses and common association with churches.
- ***4. Has any impact on the surrounding area been mitigated?***
 - Yes, the expiration date should cause the permanent structure to be constructed within that time.

Conditions

Staff Recommendations to Planning & Zoning:

- **Condition 1**
 - The Specific Use Permit will expire two years after Town Council approval.
- **Condition 2**
 - The temporary building will be removed once the Specific Use Permit expires.
- **Condition 3**
 - Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.

Planning & Zoning Commission

Recommendation:

- Approval (7-0) subject to the following condition(s)
 - The Specific Use Permit will expire two years after Town Council approval.

Conclusion

Notices:

- Friday, February 9th

Citizen Response:

- None

Recommendation:

- Approval