



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)

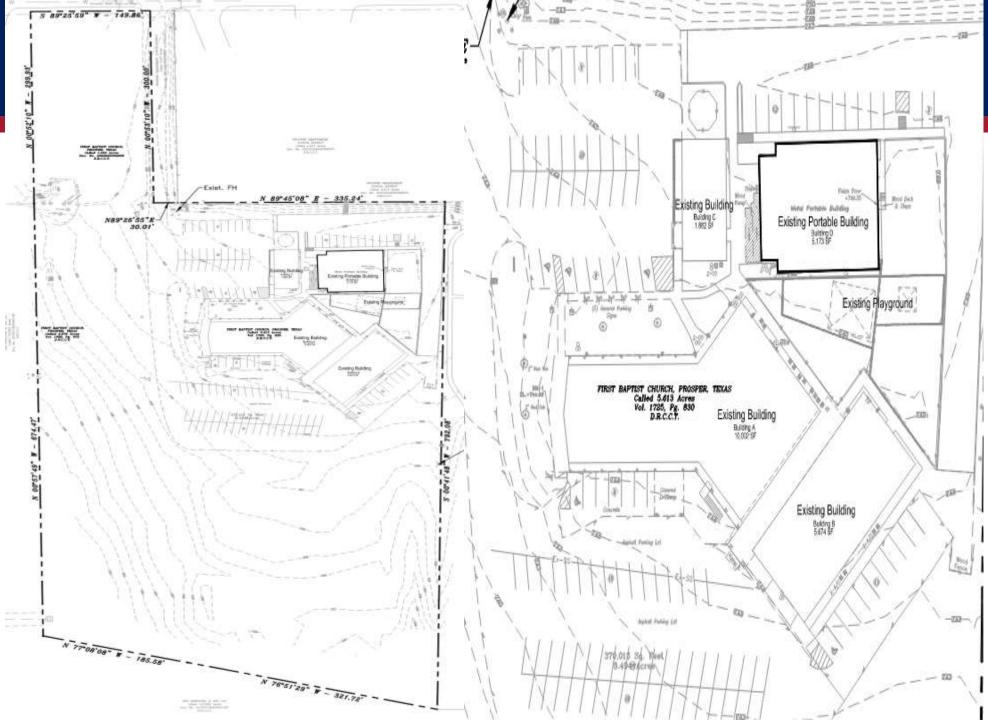


Proposal

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