



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper Commons, Block B, Lots 10

Meeting: October 15, 2024

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for a Medical Office and Retail Building on Prosper Commons, Block B, Lot 10, on 1.2± acres, located on the southwest corner of Coit Road and Richland Boulevard. (DEVAPP-24-0079)

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-2.

Conformance:

The Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Site Plan consists of one lot with a 11,735 square foot medical/retail building and associated required parking for these uses.

Access:

Access is provided from Coit Road and US 380 through cross access within the overall commercial development.

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-24-0080) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.