

Preston and Frontier,
Block A, Lots 1-4
(DEVAPP-23-0183)

Information

Purpose:

- Construct nine commercial buildings on four lots totaling 138,733 square feet and associated parking.
 - Lot 1: Grocery Store (78,517 SF)
 - Lot 2: Convenience Store with Gas Pumps (3,128 SF)
 - Only permitted in association with grocery store on Lot 1 as noted in the Site Data Summary Table.

SITE DATA TABLE LOT 2			
ZONING	PD-15-R	PRESTON AND FRONTIER SOUTHEAST CORNER	
PROPOSED USE	CONVENIENCE STORE WITH GAS PUMPS	(ASSOCIATED WITH LOT 1)	

- Lot 3: Bank (4,261 SF), Restaurant (3,001 SF)*, and Two Restaurant/Retail Buildings (24,860 SF)
- Lot 4: Two Restaurants (8,008 SF)* and a Restaurant/Retail Building (16,958 SF)

*** All drive-through restaurants will require approval of a Specific Use Permit. ***

Information Cont.

History:

- Project submitted in October of 2023
 - Prior to Zoning Ordinance Amendment for Drive-Through Regulations

Property Owners' Association (POA):

- Prior to platting the property into separate lots, a POA will be finalized to establish duties and responsibilities for the lots within the development.

Information Cont.

Staff Conditions:

- Drive-Through Restaurants subject to approval of a Specific Use Permit.
- Convenience Store with Gas Pumps to be associated with Grocery Store.
- Creation of Property Owner's Association prior to recordation of a plat to subdivide the property.

August 5, 2025: Planning & Zoning Commission approved the item by a vote of 4-0, subject to Town Staff's recommendations including the clarification that the convenience store with gas pumps being associated with the grocery store means one may not be constructed without the other.











