



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper Business Park, Block B, Lots 9-11

Meeting: November 5, 2024

Item No. 4b

Agenda Item:

Consider and act upon a request for a Site Plan for Office Warehouses on Prosper Business Park, Block B, Lots 9-11, on 5.7± acres, located on the northeast corner of Mike Howard Lane and Safety Way. (DEVAPP-23-0138)

Future Land Use Plan:

The Future Land Use Plan designates this area as Business Park.

Zoning:

The property is zoned Planned Development-26 (Office/Industrial).

Conformance:

The Site Plan conforms to the development standards of Planned Development-26 with one exception. The Planned Development requires a 50-foot building setback adjacent to right-of-way, and the building setback adjacent to Technology Lane is 20 feet, a 30-foot difference. An amendment to the Planned Development regulations is proposed that would allow the 20-foot building setback. Staff is in support of the setback modification and recommends approval of this site plan with a condition that the Planned Development amendment be approved prior to issuing a building permit for Lot 9.

Description of Agenda Item:

The Site Plan consists of three office warehouse buildings totaling 70,597 square feet and associated parking.

Access:

Access is provided from Mike Howard Lane, Safety Way, and Technology Lane.

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-23-0141) 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 subject to a Planned Development amendment of setbacks be approved prior to the issuance of a building permit for Lot 9.