



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Gates of Prosper, Block E, Lots 3-4
Meeting: September 3, 2024

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3-4, on 3.0± acres, located on the west side of Preston Road and 470± feet south of First Street. (DEVAPP-24-0082)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Gates of Prosper).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

A previous preliminary site plan (D22-0014) was approved by the Planning & Zoning Commission on March 15, 2022, with three buildings on three lots. The exterior parking and drive aisles have been constructed, and the applicant has determined to modify the development. The proposed Site Plan consists of two buildings on two lots.

The northern 11,200 square foot building is for restaurant and retail uses, and it includes a drive-through window on the south side of the building. This drive-through is permitted by right in the Planned Development. The southern 5,400 square foot building is a bank with a drive-through on the west side.

Access:

Access is provided from Craig Road and Preston Road.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item for this case.

Attached Documents:

1. Location Map
2. Preliminary Site Plan
3. Previously Approved Preliminary Site Plan (D22-0014)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.