



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: Preliminary Site Plan for Prosper Legacy, Blocks D-F

Meeting: January 21, 2025

Item No. 3b

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Automobile Service, Convenience Store with Gas Pumps, Daycare, Drive-Through Restaurant, Office/Restaurant/Retail, Professional Office, and Restaurant/Retail Buildings on Prosper Legacy, Block D, Lots 1-2, Block E, Lots 1-5, and Block F, Lots 1-2, on 22.2± acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-24-0083)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-14 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-14.

Description of Agenda Item:

The Preliminary Site Plan consists of nine buildings totaling 58,400 square feet and associated parking.

- Block D:
 - Lot 1 – Daycare (10,400 SF)
 - Lot 2 – Professional Office Building (7,500 SF)

- Block E:
 - Lot 1 – Drive-Through Restaurant (1,400 SF)
 - Lot 2 – Automobile Service Station (4,000 SF)
 - Lot 3 – Gas Station (4,700 SF)
 - Lot 4 – Drive-Through Restaurant (3,300 SF)
 - Lot 5 – Restaurant/Retail Building (11,400 SF)
- Block F:
 - Lot 1 – Drive-Through Restaurant (3,200 SF)
 - Lot 2 – Office/Restaurant/Retail Building (12,500 SF)

The Planned Development designated Retail zoning at this intersection and permitted this property to be developed for both retail and residential uses. A final plat for the residential portion has been approved. Since the residential lots are zoned Retail, the larger setback requirements for automotive uses and drive-through restaurants adjacent to residential development do not apply. Additionally, Planned Development-14 allows for daycares and drive-through restaurants by right; a Specific Use Permit is not required.

Access:

Access is provided from Legacy Drive and Prosper Trail.

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.

Attachments:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.