



## 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 Center, Block D, Lot 4

**Meeting:** April 15, 2025

**Item No. 4e**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for Restaurant/Retail Building on Prosper Center, Block D, Lot 4, on 2.8± acres, located on the southeast corner of Legacy Drive and Prairie Drive. (DEVAPP-24-0138)

**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-65.

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-65.

**Description of Agenda Item:**

The Site Plan consists of two restaurant/retail buildings totaling 25,000 square feet and associated parking.

A Preliminary Site Plan (D18-0051) was approved by the Planning & Zoning Commission on June 19, 2018. This plan showed a house of worship, One Community Church, on Lot 3 and two retail buildings on Lot 4.

**Access:**

Access is provided from Legacy Drive.

**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-24-0139) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (D18-0051)

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.