



PLANNING

To: Planning & Zoning Commission **Item No. 3n**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Preliminary Site Plan for Prosper Center, Block A, Lots 10-11
Meeting: June 17, 2025

Agenda Item:

Consider and act upon a request for a Revised Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Prosper Center, Block A, Lots 10-11, on 6.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-25-0041)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-65 (Retail).

Conformance:

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

Description of Agenda Item:

The Revised Preliminary Site Plan consists of two restaurant/retail buildings and one medical office totaling 38,855 square feet.

- Lot 10: Medical Office (16,655 SF)
- Lot 11: Restaurant/Retail Buildings (22,200 SF)

A Preliminary Site Plan (DEVAPP-24-0033) was approved by the Planning & Zoning Commission on May 21, 2024. This plan showed Lots 10 and 11 in the proposed Revised Preliminary Site Plan as three lots, Lots 10, 11, and 12. Additionally, the original plan showed a shared fire lane between Lots 10-11. This shared fire line was converted into a drive aisle.

Access:

Access is provided from Legacy Drive and Prairie Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item on this Planning & Zoning agenda.

Attachments:

1. Location Map
2. Revised Preliminary Site Plan
3. Approved Preliminary Site Plan (DEVAPP-24-0033)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Preliminary Site Plan.