



PLANNING

To: Planning & Zoning Commission **Item No. 3k**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Victory at Frontier, Block A, Lots 1, 3, 4, 5, 7, 8, & 9
Meeting: June 17, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Health Studio, Parking, Open Space, and Restaurant/Retail Buildings on Victory at Frontier, Block A, Lots 1, 3, 4, 5, 7, 8, and 9, on 25.6± acres, located on the south side of Frontier Parkway and 345± feet west of Preston Road. (DEVAPP-25-0014)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-10. However, the plan does not conform with the Subdivision Ordinance's requirement for all lots to have frontage onto public right-of-way.

Description of Agenda Item:

The Preliminary Site Plan consists of two restaurant/retail buildings, one health studio, parking, and open space with a building area totaling 139,165 square feet. Four lots are proposed to be created out of Lot 3.

- Lot 3: Health Studio (105,800 SF)
- Lot 5: Parking (7-Eleven)
- Lot 8: Restaurant/Retail Buildings (33,365 SF)
- Lot 9: Open Space (Floodplain)

The Preliminary Site Plan also includes the following lots because they are being altered in the following ways by the new development:

- Lots 1 and 4: Access is being connected from these lots into Lot 3 so that there is another point of access for the health studio.
- Lot 6: The boundary of Lot 6 and the proposed Lot 5 is being adjusted.

A Revised Preliminary Site Plan (D21-0064) was approved by the Planning & Zoning Commission on September 21, 2021. This plan showed Lots 3, 5, and 8 in the proposed Preliminary Site Plan as a singular lot, Lot 3. Additionally, the original plan showed a different configuration for the boundary of Lot 5. A Preliminary Site Plan has a validity of two years. A new Preliminary Site Plan must be approved for all lots that did not receive an approved Site Plan within the two-year period. A Site Plan was approved for Lot 5 (DEVAPP-24-0095) by the Planning & Zoning Commission on September 3, 2024; however, no plans were approved for Lot 3.

The proposed Preliminary Site Plan shows the creation of four new lots with two of the lots, Lots 3 and 9, not having frontage onto public right-of-way. In instances where lots do not have frontage onto public right-of-way, a waiver must be approved by Town Council permitting the occurrence.

Access:

Access is provided from Frontier Parkway and Preston Road through cross access.

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Revised Conveyance Plat (DEVAPP-25-0015) and Waiver for Lot Frontage (WAIV-25-0001) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Expired Preliminary Site Plan (D21-0064)
5. Approved Site Plan for Lot 5 (DEVAPP-24-0095)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan subject to Town Council approval of a waiver of lot frontage along a public right-of-way for Lots 3 and 9.