

April 25, 2023

Site Plan: Prosper Elementary School No. 18, Block A, Lots 1 & 2 (SP23-0033)
Owner(s): Prosper Independent School District

DESCRIPTION:

One public school and one City park on two lots on 21.7± acres within Frisco's Extraterritorial Jurisdiction, on the northwest corner of Hillcrest Road and Alviria Drive. Zoned Agricultural (Proposed). Neighborhood #4. SP

REMARKS:

On February 14, 2023, the Planning & Zoning Commission approved Preliminary Site Plan PSP22-0063 for the subject property (See Exhibit). On March 27, 2023, the applicant submitted Site Plan SP23-0033. Modifications were made to the extension of Alviria Drive and Colgate Court rights-of-way per Staff's discussions with the applicant. The Zoning Ordinance allows Staff to approve some modifications to an approved preliminary site plan, but the proposed modifications to the street alignments must be approved by the Planning & Zoning Commission

Alviria Drive – The extension of this street was shifted south into an open field on the middle school site. The intersection with Cassidy Street was also shifted south.

Colgate Court – The length of the right-of-way dedication was reduced to 190 feet. If the property to the north were to develop for single family residential uses, there is sufficient distance along the extension of Colgate Court for a 130-foot-deep corner lot and a 60-foot right-of-way for the street to turn north.

The purpose of these changes was to increase the size of the future City park (Lot 2). As a result of the modifications, the size of the future City park was increased from 4.5± acres to 6.4± acres.

Access: Access is provided from Hillcrest Road and Alviria Drive, which will be extended west to Cassidy Street within The Hills of Crown Ridge residential subdivision.

Cross Access: Cross access is provided to the west with the extension of Alviria Drive. Access will be provided to the vacant property north of the elementary school and City park with the extension of Colgate Court right-of-way. The final street layout of Colgate Court will be determined when the property to the north develops.

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| Parking: | Parking is adequate. |
| Screening: | Screening is not required. |
| Tree Preservation: | No protected trees will be removed with this development. |
| Landscape Plan: | Staff is reviewing the landscape plan. |
| Façade Plan: | Staff is reviewing the façade plan. |
| Additional Information: | <u>City Park</u> The property is proposed to be subdivided into two lots. Lot 1 will be developed for an elementary school. Lot 2 will be developed for a City park. |
| | <u>Open Space</u> Open space is not required for a school. |
| | <u>Platting</u> When a final plat is submitted to dedicate rights-of-way and easements, it will include a replat of the middle school property - Ratcliffe Middle School Addition, Block A, Lot 1 for the dedication of the Alviria Drive right-of-way. |

RECOMMENDATION:

Recommended for approval subject to:

1. Staff approval of the landscape plan;
2. Staff approval of the façade plan; and
3. Additions and/or alterations to the engineering plans as required by Engineering Services.