



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: Planning & Zoning Commission Meeting – July 2, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Community Center on Children's Hunger Fund, Block 1, Lot 1, on 10.4± acres, located on the south side of First Street and 880± feet east of Legacy Drive. (DEVAPP-24-0038)

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Preliminary Site Plan conforms to the development standards of the Commercial district.

Description of Agenda Item:

The Preliminary Site Plan consists of a two-story 88,431 square foot community center building and associated parking.

Access:

Access is provided from First Street and Compassion Drive, which is a collector street that will be constructed on the west side of the property.

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.