



## PLANNING

**To: Planning & Zoning Commission**

**Item No. 4b**

**From: Paul Rodriguez, Senior Planner**

**Through: David Soto, Planning Manager**

**Re: Planning & Zoning Commission Meeting – March 7, 2023**

**Agenda Item:**

Consider and act upon a Preliminary Site Plan for an Office/Retail/Restaurant Development, on 6.2± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-116 (PD-116). D22-0095

**Description of Agenda Item:**

The Preliminary Site Plan is for an Office/Retail/Restaurant Development consisting of 6.2± acres. Access will be provided from both Frontier Parkway and Preston Road. The Preliminary Site Plan conforms to the standards of Planned Development-116 (PD-116).

**Attached Documents:**

1. Location Map
2. Preliminary Site Plan

**Staff Recommendation:**

Staff recommends approval of the Preliminary Site Plan subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.