



PLANNING

To: Planning & Zoning Commission **Item No. 3b**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Site Plan for Hunter Gateway Centre, Block A, Lot 1
Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)

Future Land Use Plan:

The Future Land Use Plan designates this area as US Highway 380 District.

Zoning:

The property is zoned Planned Development-2 (Corridor District).

Conformance:

The Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Site Plan consists of a 4,997 square foot car wash and associated vacuum bays.

Access:

Access is provided from Richland Boulevard and US 380 (University Drive) through cross access easements as provided for by current development regulations.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Final Plat (DEVAPP-23-0012) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.