



## PLANNING

**To:** Planning & Zoning Commission

**From:** Suzanne Porter, AICP, Planning Manager

**Through:** David Hoover, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – May 7, 2024

**Item No. 3c**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0030)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-113 (Office).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-113.

**Description of Agenda Item:**

The Site Plan consists of a 73,645 square foot building with a first-floor area of 57,345 square feet and a 16,300 square foot mezzanine. The facility is designed for volleyball.

**Access:**

Access is provided from First Street through cross access to the existing development to the south. Cross access is not necessary as the property to the west is developed for a church and the property to the north and east is floodplain.

**Landscaping, Open Space, and Screening:**

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

The Zoning Ordinance requires screening adjacent to property zoned for residential use. The property to the north and east is zoned for single family use; however, there is a significant amount of adjacent floodplain in this area, extending approximately 480 feet north of the property and 440

feet east of the property. As such, staff recommends a living screen rather than a six-foot masonry screening wall. The living screen will utilize a combination of existing and new trees along the north and east sides of the property (see attachment). The use of a living screen is subject to Planning & Zoning Commission approval.

**Major Creek:**

The proposed commercial development complies with the requirements for the provision of three amenities adjacent to a major creek.

**Companion Item:**

As a companion item, the Final Plat (DEVAPP-23-0080) is on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan
3. Landscape Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan with the use of a living screen.