



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 – May 7, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.3± acres, located on the west side of Custer Road and 1,900± feet north of University Drive. (DEVAPP-24-0016)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Planned Development-105 (Single Family-15).

Conformance:

The Site Plan conforms to the development standards of Planned Development-105.

Description of Agenda Item:

The Site Plan consists of a 7,881 square foot funeral home and a 2,000 square foot maintenance building. The original Site Plan (D21-0056) was approved by the Planning & Zoning Commission on July 6, 2021. Site Plans are valid for 18 months from the time of approval and can be granted two six-month extensions. In total, a Site Plan can be valid for up to 30 months from the time of approval. After both extensions for this project expired on January 6, 2024, the applicant submitted a new Site Plan (DEVAPP-24-0016) for consideration of approval from the Planning & Zoning Commission. The Final Plat (D21-0057) was approved by the Planning & Zoning Commission on July 6, 2021.

Access:

Access is provided from Custer Road.

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. Site Plan
3. Approved Site Plan (D21-0056)
4. Approved Final Plat (D21-0132)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.