



PLANNING

To: Planning & Zoning Commission

Item No. 3t

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

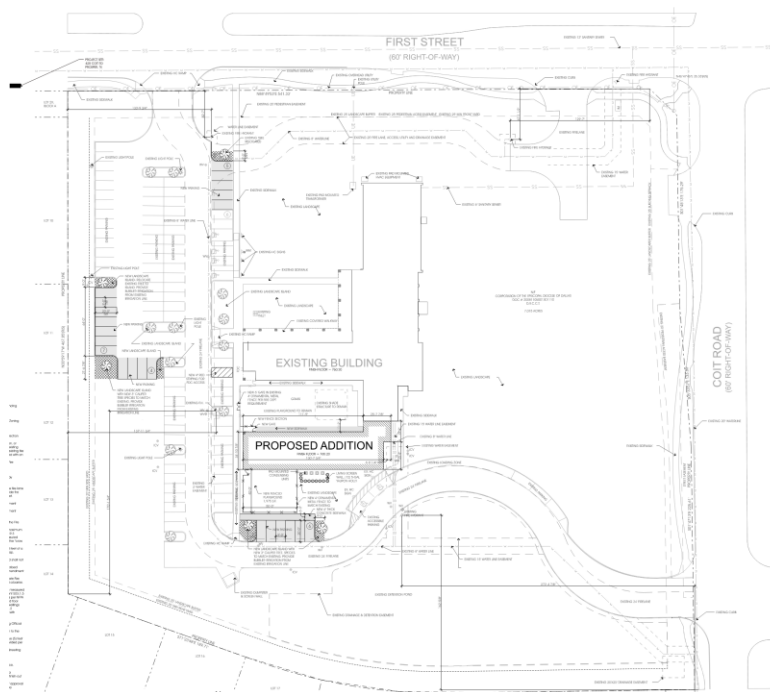
Re: Planning & Zoning Commission Meeting – July 18, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Private School, on 7.1± acres, located on the southwest corner of East First Street and South Coit Road. The property is zoned Planned Development-6 (PD-6) La Cima and Specific Use Permit-10 (S-10) St. Paul's Episcopal School. (DEVAPP-23-0125)

Description of Agenda Item:

The Site Plan shows a 4,505 square foot addition to an existing building for a private school as shown below:



Access will be provided from East First Street and South Coit Road. The Site Plan (DEVAPP-23-0125) conforms to the Planned Development-6 (PD-6) and Specific Use Permit-10 (S-10) development standards.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, façade, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.