



**Item No. 3s**

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

Access will be provided from South Teel Parkway. The Site Plan (DEVAPP-23-0120) conforms to the Planned Development-40 (PD-40) and Specific Use Permit-15 (S-15) development standards. A Specific Use Permit for the temporary buildings was approved by Town Council on July 11, 2023. Per the condition of the Specific Use Permit, the site plan expires two years from its approval. Approval of the site plan can be extended on a yearly basis when the two-year period ends.

As a companion item, the Final Plat (DEVAPP-23-0119) is also on the Planning & Zoning Commission agenda for July 18, 2023.

**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.
3. Specific Use Permit ordinance adoption.