



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – June 4, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for a Retail Building on Hunter Gateway Centre, Block A, Lot 3, on 0.8± acre, located on the north side of University Drive and 185± feet east of La Cima Boulevard. (DEVAPP-23-0225)

History:

On May 21, 2024, the Planning & Zoning Commission tabled this item to the meeting on June 4, 2024, to address concerns regarding access, circulation, and traffic. Staff confirmed with the Engineering and Fire Departments that the access meets Town standards.

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

The Site Plan consists of one 6,579 square foot retail building. The original Site Plan (D21-0076) was approved by the Planning & Zoning Commission on August 17, 2021. The Site Plan expired, so the applicant was required to submit a new Site Plan for consideration.

Access:

Access is provided from Richland Boulevard and University Drive through cross access within the commercial development.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item on this agenda. The Final Plat (DEVAPP-23-0224) was approved by the Planning & Zoning Commission on May 21, 2024.

Attached Documents:

1. Location Map
2. Site Plan
3. Previously Approved Site Plan (D21-0076)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.