

To: **Planning & Zoning Commission**

**Item No.**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

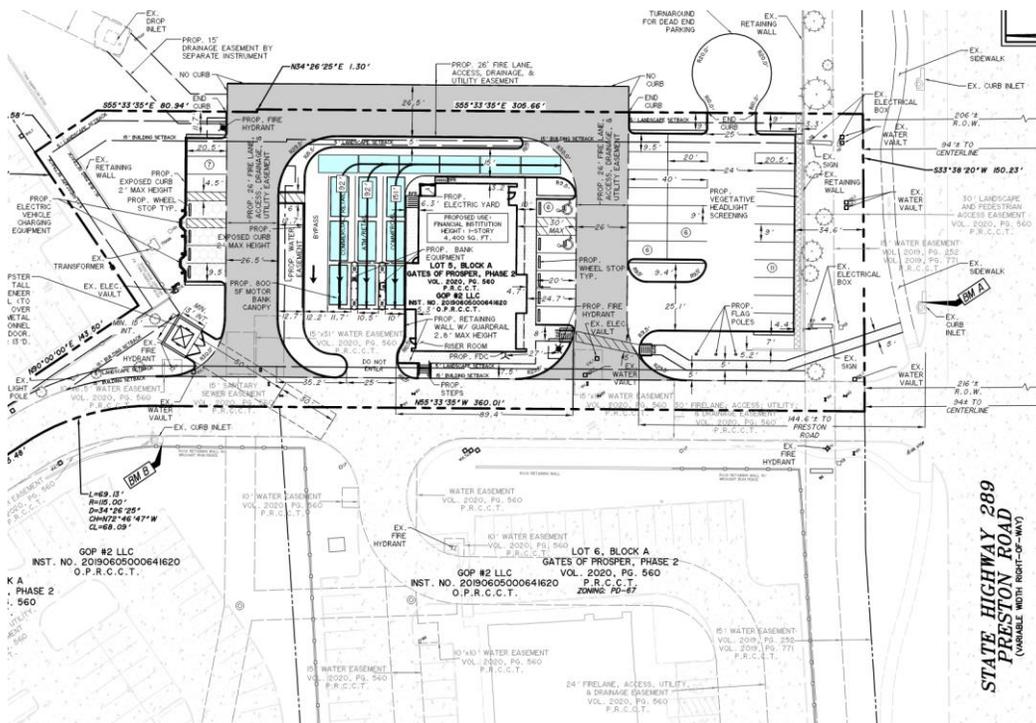
Re: **Planning & Zoning Commission Meeting – April 18, 2023**

**Agenda Item:**

Consider and act upon a request for a Site Plan for Bank, on 1.4± acres, located on the south side of Lovers Lane, west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0042)

**Description of Agenda Item:**

The Site Plan shows a 4,400 square foot building for a bank with an 800 square foot canopy covering drive-thru ATMs as shown below:



Access will be provided from Preston Road. The Site Plan (DEVAPP-23-0042) conforms to the Planned Development-67 (PD-67) development standards.

As a companion item, the Replat (DEVAPP-23-0043) is also on the Planning & Zoning Commission agenda for April 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, Façade Plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.