PLANNING



To: Planning & Zoning Commission Item No. 3j

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

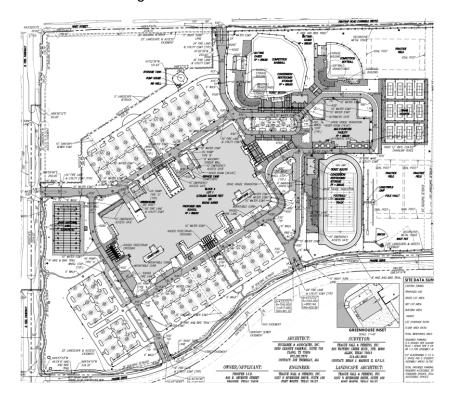
Re: Planning & Zoning Commission Meeting – June 06, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Public School, on 85.5± acres, located on the southeast corner of West First Street and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0065)

Description of Agenda Item:

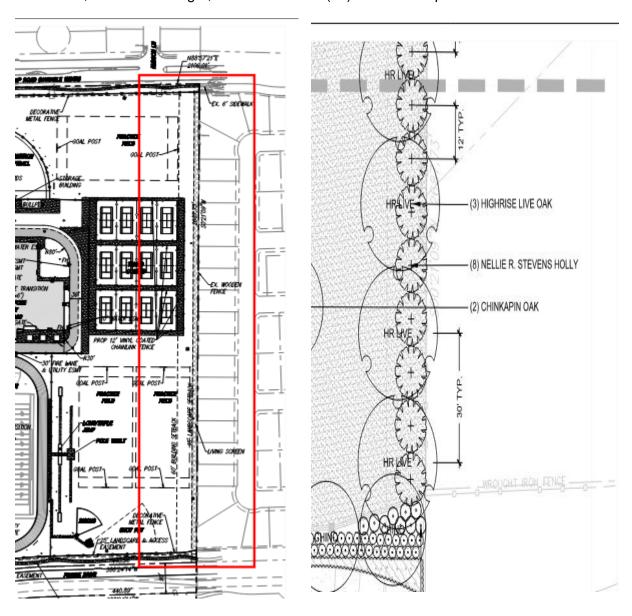
The Site Plan shows a 550,875 square foot building and a 75,556 square foot multi-purpose building with outdoor fields for a high school as shown below:



Living Screen Request

A solid screening wall is required along non-residential and residential. Currently on site, a 6' cedar fence has been built by the subdivision (The Parks at Legacy). Instead of a double wall, the applicant is requesting a living screen. Per the zoning ordinance, Planning and Zoning Commission may approve a living screen instead of a solid screening wall.

As shown below, the solid living screen consists of Nellie R. Stevens Holly shrubs, six-foot (4'-5') on centers, 7'-8' feet in height, within the fifteen (15) foot landscape area.



Access will be provided from West First Street, South Teel Parkway, and Prairie Drive. The Site Plan (DEVAPP-23-0065) conforms to the Planned Development-48 (PD-48) development standards.

Attached Documents:

- 1. Location Map
- 2. Site Plan

Town Staff Recommendation:

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

- 1. Planning & Zoning Commission of solid living screening in lieu of a masonry wall.
- 2. Town staff approval of civil engineering, irrigation plan, and address plan.
- 3. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.