



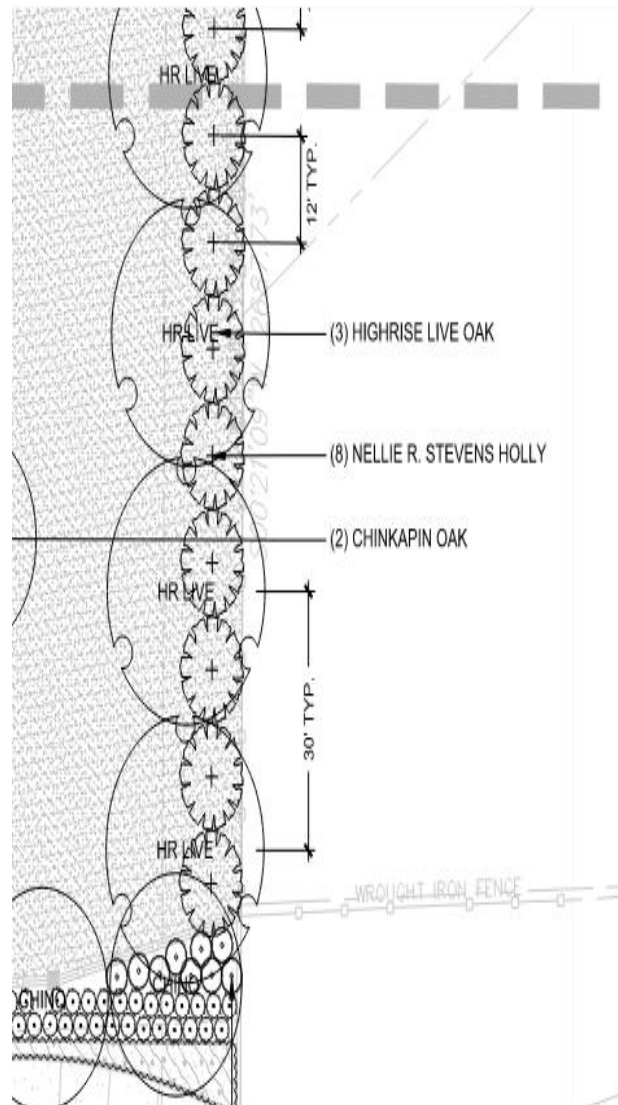
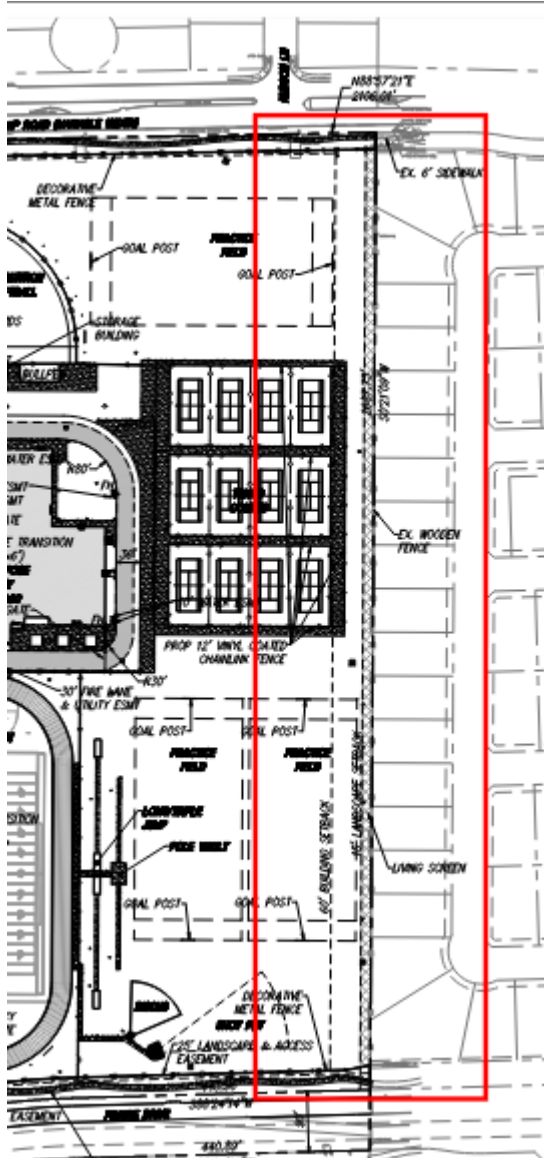
Item No. 3j

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

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.