



PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

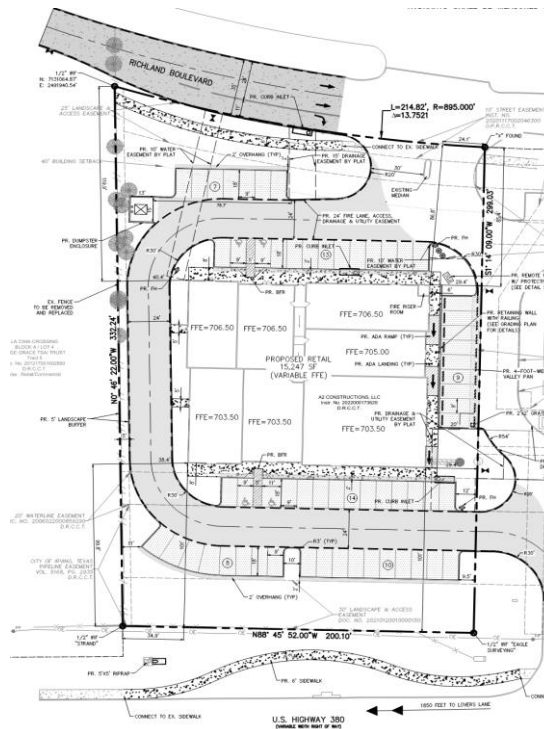
Re: Planning & Zoning Commission Meeting – June 06, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Retail Store, on 1.5± acres, located south of Richland Boulevard and west of La Cima Boulevard. The property is zoned Planned Development-2 (PD-2) Willow Ridge. (DEVAPP-23-0059)

Description of Agenda Item:

The Site Plan shows a 15,247 square foot building for a retail store as shown below:



Access will be provided from Richland Boulevard and US-380. The Site Plan (DEVAPP-23-0059) conforms to the Planned Development-2 (PD-2) development standards.

As a companion item, the Replat (DEVAPP-23-0058) is also on the Planning & Zoning Commission agenda for June 6, 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, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.