



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 – May 21, 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)

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 University Drive and Richland Boulevard 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:

As a companion item, the Final Plat (DEVAPP-23-0224) is on this Planning & Zoning Commission agenda.

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.