



## PLANNING

**To:** Planning & Zoning Commission **Item No. 4f**

**From:** Suzanne Porter, AICP, Planning Manager

**Through:** David Hoover, AICP, Director of Development Services

**Re:** Planning & Zoning Commission Meeting – February 20, 2024

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**Agenda Item:**

Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as Parks.

**Zoning:**

The property is zoned Single Family-15.

**Conformance:**

The Final Plat conforms to the development standards of Single Family-15.

**Description of Agenda Item:**

The Site Plan consists of four baseball fields, pickleball and tennis courts, restroom facilities, a concession stand, batting cages, a playground, multi-use fields, and parking. This is Phase 1 of the park plan.

**Access:**

Access is provided from Coit Road and First Street. Cross access is not required.

**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-23-0204) is on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.