



PLANNING

To: Planning & Zoning Commission **Item No. 3h**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Hunter Gateway Centre, Block A, Lots 10, 14, & 15

Meeting: April 1, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for an Automobile Sales, Service and Leasing Facility, a Restaurant, and a Restaurant with a Drive-through on Hunter Gateway Centre, Block A, Lots 10, 14, and 15, on 12.9± acres, located on the north side of University Drive and 900± feet east of La Cima Boulevard. (DEVAPP-24-0172)

Future Land Use Plan:

The Future Land Use Plan designates this area as US 380 District.

Zoning:

The property is zoned Planned Development-2 (Commercial Corridor).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Preliminary Site Plan consists of three lots. The largest lot (Lot 10) contains two buildings for an Automobile Sales, Service and Leasing Facility totaling 79,618 square feet and the associated parking. The development of this lot will occur in two phases with the largest building being constructed first. The two smaller lots will be used for a 3,300 square foot stand-alone restaurant and a 2,400 square foot restaurant with a drive-through. These uses are permitted within the Planned Development.

Access:

Access is provided from University Drive and the future extension of Richland Boulevard.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item. A conveyance plat is forthcoming.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.