



PLANNING

To: Planning & Zoning Commission **Item No. 4g**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Fire Station No. 4 Addition, Block A, Lot 1
Meeting: October 15, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for a Fire Station on Fire Station No. 4 Addition, Block A, Lot 1, on 2.7± acres, located on the south side of Prosper Trail and 1,200± feet east of Escalante Trail. (DEVAPP-24-0116)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Agricultural.

Conformance:

The Site Plan conforms to the development standards of the Agricultural District.

Description of Agenda Item:

The Site Plan consists of a two-story 12,212 square foot fire station and associated parking.

A Site Plan (D22-0101) was approved by the Planning & Zoning Commission on December 6, 2022. The Site Plan expired on June 6, 2024; therefore, a new Site Plan must be approved. The new Site Plan only has minor changes from the original Site Plan such as screening for the generator behind the fire station. Additionally, a Final Plat (D22-0102) was approved by the Planning & Zoning Commission on January 3, 2023. The Final Plat is valid through January 3, 2025; therefore, it does not need reapproval.

Access:

Access is provided from Prosper Trail.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item.

Attachments:

1. Location Map
2. Site Plan
3. Expired Site Plan (D21-0101)
4. Approved Final Plat (D22-0102)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.