



PLANNING

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

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Etheridge Park in Windsong Ranch, Phase 7B, Block E, Lot 12

Meeting: November 5, 2024

Agenda Item:

Consider and act upon a request for a Site Plan of a Town Park in Windsong Ranch, Phase 7B, Block E, Lot 12, on 7.7± acres, located on the northwest corner of Sandhills Lane and Good Hope Road. (DEVAPP-24-0105)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-40.

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The Site Plan consists of a park on a 7.7± acre lot that includes walking trails and a pavilion with picnic benches.

Access:

Access is provided from Lavina Lane, Sandhills Lane, and Good Hope Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item for this case.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.