



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Victory at Frontier, Block A, Lot 3
Meeting: September 3, 2024

Item No. 3h

Agenda Item:

Consider and act upon a request for a Site Plan for a Parking Lot Expansion on Victory at Frontier, Block A, Lot 3, on 1.2± acres, located on the west side of Preston Road and 250± feet south of Frontier Parkway. (DEVAPP-24-0095)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Retail & Neighborhood Services District.

Zoning:

The property is zoned Planned Development-10 (Retail).

Conformance:

The Site Plan conforms to the development standards of Planned Development-10.

Description of Agenda Item:

The Site Plan consists of a 24 new parking spaces. This expansion includes parking for larger trucks and trailers as well as EV charging stations. Additionally, the layout includes a landscaped picnic area with shade trees.

Parking Types:

- 14 Standard Spaces (9' x 20')
- 6 Large Spaces (12' x 50')
- 4 Electric Vehicle Only Spaces (9' x 20')

Access:

Access is provided from Preston Road and Frontier Parkway.

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
3. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.