



PLANNING

To: Planning and 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 Creekside, Block A, Lot 58X
Meeting: April 21, 2026

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for an Amenity Area on Creekside, Block A, Lot 58X, on 1.5± acres, located on the southeast corner of Cloister Lane and Huntleigh Lane. (DEVAPP-25-0145)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-129 (Single Family-10).

Conformance:

The Site Plan conforms to the development standards of Planned Development-129.

Description of Agenda Item:

The Site Plan consists of an amenity area that includes the bolded amenities below. Per Planned Development-129, a minimum of four of the following seven amenities are required. Additionally, at least one of the four required amenities must be one of the amenities identified with an asterisk.

- **Gathering Area with Turf and Seating (Min. 1,000 SF)**
- **Grill and Picnic Area**
- **Neighborhood Playground Facility***
- Open Natural Grass Play Areas (Min. of 15,000 SF)
- **Pickleball Court/Tennis Court***
- **Sand Volleyball Pit**
- **Shade Structure with Seating**

A Final Plat (DEVAPP-25-0084) was approved by the Planning and Zoning Commission on March 25, 2025. This plat shows the location of the proposed amenity area on Block A, Lot 58X.

Access:

Access is provided from Beckford Lane, Cloister Lane, and Huntleigh Lane.

Landscaping, Open Space, and Screening:

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

Companion Item:

There are no companion items on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.