



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block 1 of Ladera Wylie for the development of an amenity center. Property located on 0.83 acres at 2405 Camino Way.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Ladera Living

APPLICANT: Johnson Volk Consulting

The applicant is proposing to develop an amenity center with a building area of approximately 4,889 sq.ft. on Lot 1, Block 1 of Ladera Wylie being 0.83 acres located at 2405 Camino Way.

The development is proposed to contain an amenity center, swimming pool, and pickle ball courts. The property is zoned within Planned Development 2024-17 and allows for the amenity center use by right. The preliminary plat for the development was approved by City Council in July of 2024

The development is providing 21 parking spaces with one being ADA accessible. The purpose for the amenity center is to provide a private recreation center for active adult living residents of the Ladera community. The development provides walkable access points from Bella Way, Camino Way, and Vista Azul Lane.

The site provides 17,050 sq.ft. of landscaping being 43% of the overall landscaped area which is in compliance with the minimum landscaping requirement. The landscape plan includes plantings along the street frontage and along the bordering residential properties. A sidewalk with varying widths of 5' to 6' is provided along the amenity center.

The amenity center contains ornamental metal fencing along the exterior borders at a height of 6' and 4' tall vinyl chain link fencing for the pickleball courts. Where deemed necessary areas of the fencing also include a retaining wall built to city standards.

The structure's exterior material consists of stone veneer, cast stone, and fiber cement board.. Entrances are emphasized with an awning and architectural residential features.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.