



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: April 8, 2021	Submitted by: A.C. Dixon
Item Title: Discuss and consider approval of a site plan for Forney Marketplace Lot 3 & 4, located north of U.S. Highway 80 and west of Marketplace Boulevard.	
Public Hearing Item [] Consent/Action Item [X]	Documentation Attached: Site Plan Building Elevation Landscape Plan

Item Summary:

Purpose:
JM Civil Engineering, representing the property owner, requests approval of the site plan for Forney Marketplace Lot 3 & 4. The purpose of the site plan is to establish the site design for development of two retail buildings located west of Marketplace Boulevard.

Image 1: Location Map



Current Standards:
The subject properties are currently vacant and undeveloped. The property is zoned within the Forney Marketplace planned development, PD 11-15, originally approved by City Council July 19, 2011. An amendment to the planned development was approved by City Council on December 15, 2020. The planned development allows for general retail uses, including retail and restaurant. North of the subject property is an existing multi-tenant retail center within the planned development. South of the subject property is the existing Panera Bread restaurant, which is also located within the planned development.

Site Plan:

The site plan consists of two lots and 3.66 acres. The site plan shows that the building on Lot 3 is 15,440 square feet and the building on Lot 4 is consists of 14,440 square feet. The property will have shared driveway access to Marketplace Boulevard. Permitted uses are those allowed by the Forney Marketplace Planned Development, including retail and restaurant. The elevation plan doesn't have callouts for the building materials proposed.

Parking is provided above the planned development requirement of one space per two-hundred and fifty square feet. The location of the bike racks has not been shown on the site plan yet. An escape lane, of at least eight (8) feet in width and with negotiable geometric design, must be provided on all drive throughs to allow vehicles to get out of stacking lane in the event of a stalled vehicle, emergency, accidental entry, etc. The applicant has not fully addressed this issue on the site plans.

The landscape plan shows trees required by the street frontage area and the number of parking spaces. The landscape plan meets the requirements of the zoning ordinance.

Future Requirements:

If the site plan is approved, future development of the property will require approval of:

1. Building Plans & Civil Plans (staff approved)
2. Infrastructure Plans (staff approved)
3. Final Plat

Staff Recommendation:

Staff recommends denial of this request, as presented. Some of staffs' comments were never addressed. The location of the bike racks has not been shown on the site plan yet. The proposed building offsets are not shown on the site plan documents. The applicant hasn't fully addressed the escape lane issue. The building elevations need to include callouts for the building materials. The Fire Marshal's comment about needing to add additional Fire Hydrant locations was not addressed.