



## City Council Agenda Item Summary Report

Meeting Date: April 20, 2021			
Submitted by: P. Morgan			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider approval of a site plan for Forney Marketplace Lot 3 & 4, located north of U.S. Highway 80 and west of Marketplace Boulevard.			
Attachments: Site Plan Building Elevation Landscape Plan			

**Item Summary:**

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 the development of two retail buildings on property 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 of land. The site plan shows that the building on Lot 3 is 15,440 square feet and the building on Lot 4 is 14,440 square feet. The property has shared driveway access to Marketplace Boulevard. Permitted uses are those allowed by the Forney Marketplace Planned Development, including retail and restaurant.

Provided parking exceeds the planned development requirement of one space per two-hundred and fifty square feet. The landscape plan shows the correct quantity of trees required by the street frontage area and the number of parking spaces. The overall 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

**Recommendation:**

On April 8, 2021, the Planning and Zoning Commission voted to recommend approval.