



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: May 6, 2021	Submitted by: A.C. Dixon
Item Title: Discuss and consider approval of a site plan for Forney Marketplace Lots 5 & 7, 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 5 & 7. 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 concept plan was approved by City Council on December 15, 2020. The planned development allows for general retail uses, including retail and restaurant. South of the subject property is the existing Panera Bread restaurant, also located within the planned development.

Site Plan:

The site plan consists of two lots and 3.87 acres. The site plan shows that the building on Lot 5 is 6,628 square feet and the building on Lot 7 is 6,093 square feet. The property will have shared driveway access to the Highway 80 frontage road.

Parking is provided above the planned development requirement of one space per two-hundred and fifty square feet. The location of the bike racks is shown on the site plan. 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 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.

Staff Recommendation:

Staff recommends approval of this request, as presented.