

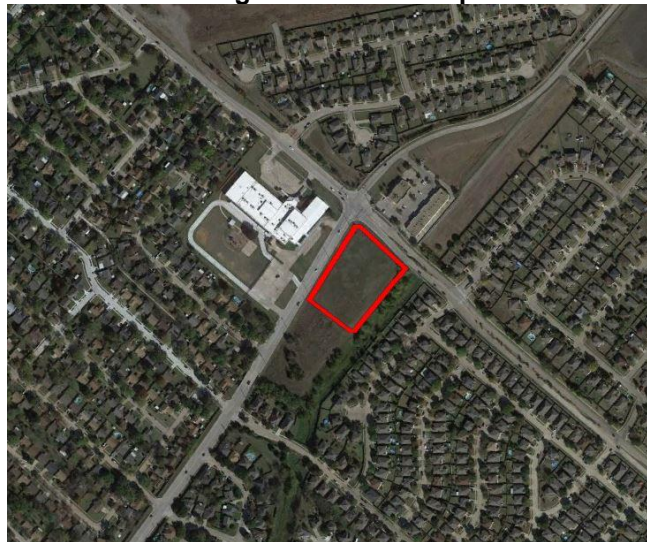


## Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> March 3, 2022	<b>Submitted by:</b> P. Morgan
<b>Item Title:</b>	
Discuss and consider approval of a site plan for Forney Montessori, located southeast intersection of Pinson Road and Ridgecrest Road.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Building Elevations Landscape Plan
<b>Item Summary:</b>	

Claymore Engineering, requests approval of a site plan for Forney Montessori. The purpose of the request is to establish the site design for a child care center.

**Image 1: Location Map**



**Current Standards:**

The property is currently vacant and undeveloped. The property consists of 2.59 acres of land zoned within the Neighborhood Service District. The Neighborhood Service district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. Child care centers are allowed with a conditional use permit and the conditional use permit for this property was approved by City Council on December 21, 2021.

**Site Plan:**

The proposed child care center facility consists of 11,045 square feet. EIFS and brick are the primary exterior building materials. The applicant is proposing thirty-seven (37) parking spaces and a semi-circular drop off lane.

The applicant is required to provide screening along the southeastern property line bordering the

Mustang Creek drainage area. The applicant is proposing a six-foot (6') masonry screening wall.

The landscape plan follows zoning regulations. Trees are provided along the street frontage and plantings are provided to screen automobile headlights facing Pinson Road and Ridgecrest Road.

**Accessibility:**

The site plan shows two driveway connections to Pinson Road.

**Future Requirements:**

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

1. Preliminary Plat
2. Final Plat
3. Building Plans (staff approved)
4. Civil Plans (staff approved)

**Recommendation:**

Staff recommends approval. In addition to Community Development staff, the plans were reviewed by the City Engineer, Fire Marshal and Public Works staff.