



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> April 7, 2022	<b>Submitted by:</b> A.C. Dixon
<b>Item Title:</b> Discuss and consider approval of a site plan for City Plaza Phase II, located northeast of the intersection of Regal Drive and the Highway 80 frontage road.	
<b>Public Hearing Item [ ]</b> <b>Consent/Action Item [X]</b>	<b>Documentation Attached:</b> Site Plan Landscape Plans Building Elevation Plans

**Item Summary:**

Cross Engineering, representing the property owner, requests approval of a site plan for City Plaza Phase II. The purpose of the request is to establish the site design for a multi-tenant retail strip.

**Image 1: Location Map**



**Current Standards:**  
The 1.53-acre property is currently vacant and undeveloped. This property is located in the GR, General Retail District. Multitenant retail and offices are permitted by right on this property.

**Site Plan:**  
The site plan shows a single-story, 9,037 square foot building. The building elevation plan shows that stone and stucco are the primary exterior construction materials. The site plan contains seventy-nine (79) parking spaces for customers and the landscape plan complies with Section 39 of the Zoning Ordinance.

An escape lane, of at least eight (8) feet in width, must be provided on all drive throughs to allow vehicles to get out of the stacking lane in the event of a stalled vehicle, emergency, accidental entry, etc. This lane is shown on the plans.

**Accessibility:**

The property has shared access to Regal Drive and the Highway 80 frontage road.

**Future Requirements:**

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

1. Civil Plans (staff approved)
2. Building Plans (staff approved)

**Recommendation:**

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