

February 24, 2015

**Preliminary Site Plan:** Graham Addition, Block A, Lot 1  
**Owner(s):** Grand Park Plaza, LLC.

**DESCRIPTION:**

A retail/office building on one lot on 4.1± acres on the northwest corner of Legacy Drive and Cotton Gin Road. Zoned Planned Development-40-Commercial-1. Neighborhood #41. AS

**REMARKS:**

**Access:** Access is provided from Legacy Drive and Cotton Gin Road.  
**Cross Access:** Cross access is provided within the development.  
**Parking:** Parking is adequate.  
**Open Space:** Open space is adequate.  
**Tree Preservation:** There are no protected trees on site.  
**Screening:** Screening is not required.  
**Façade Plan:** Preliminary façade plans have been submitted for staff review.

**Additional Info:** There are two easements near the western property line of the property. The first easement is a 10' Coserv easement that will overlap with the proposed western fire lane and a portion of the parking row along the western property line. The applicant is proposing to abandon this easement. Verification that the easement has been abandoned is required prior site plan approval.

In addition, there is a 50' Ensearch Corporation gas easement that runs parallel to the western property line. This is a required easement for an active gas line. The City does not allow required parking spaces within the easement. The applicant is requesting approval from Ensearch to allow for parking within this easement. These parking spaces are spaces that are not required to meet the parking spaces of the site. The applicant must receive approval from Ensearch prior to constructing the parking spaces within this easement.

**RECOMMENDATION:**

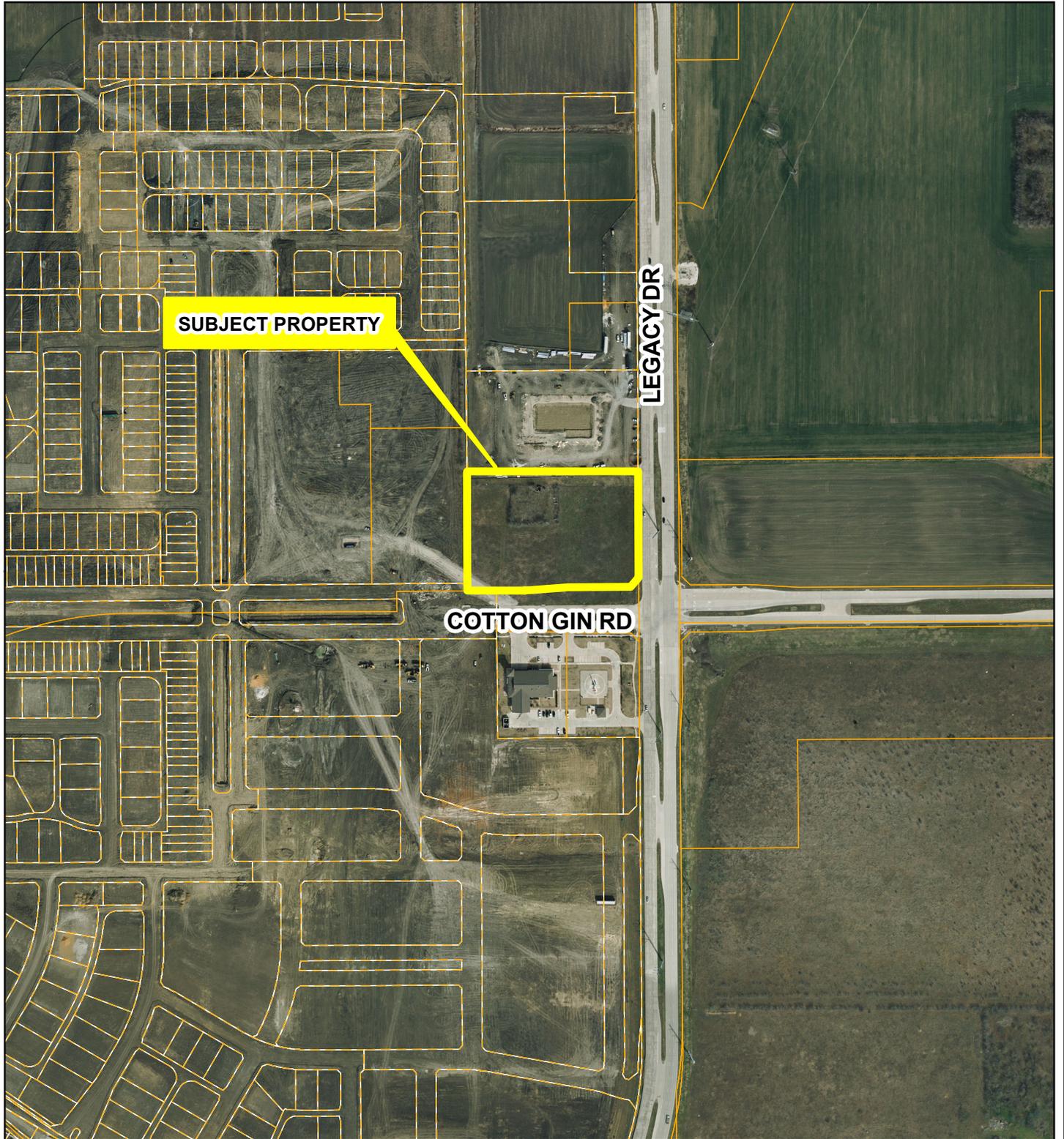
Recommended for approval subject to:

1. The applicant receive approval from Coserv Electric to allow for the proposed fire lane and parking spaces to constructed within the easement.
2. The applicant receive approval from Ensearch Coporation to allow for parking spaces to be constructed within the easement. These parking spaces cannot be required parking spaces for the site.

# PSP15-0003

## Graham Addition

### Block A, Lot 1



**SUBJECT PROPERTY**

**LEGACY DR**

**COTTON GIN RD**

