

November 22, 2016

Preliminary Site Plan Preston Hutson Addition, Block A, Lots 7-9 (PSP16-0034 & CP16-0035)

& Revised Conveyance Plat:

Owner(s): Joyce Hutson

DESCRIPTION:

A retail building on three lots on 9.8± acres on the northeast corner of Preston Road and Hickory Street. Zoned Planned Development-89-Commercial-1. Neighborhood #19. KM

REMARKS:

Preliminary Site Plan

Access: Access is provided from Preston Road and Hickory Street.
Cross Access: Cross access is provided within the development.
Parking: Parking is adequate.
Open Space: Open space is adequate.
Tree Preservation: No protected trees exist on site.
Screening: Screening is not required.
Façade Plan: A preliminary façade plan has been submitted for staff review.
Additional Information: This property is located inside of the Preston Road Overlay District, and is shown to require a “Punctuation Point” monument near the corner of Preston Road and Hickory Street. The applicant has been made aware of this and agreed to provide the necessary plans for Staff’s approval at time of Site Plan, and necessary easement at time of Final Plat.

Revised Conveyance Plat

The purpose of this conveyance plat is to adjust common property lines and dedicate easements necessary for the development of the lots.

RECOMMENDATION:

Recommended for approval subject to:

Preliminary Site Plan

1. Staff’s approval of the Preston Road Overlay District “Punctuation Point” monument plans to be submitted at time of Site Plan.

Conveyance Plat

As submitted.