



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 14, 2017

Reference: Consider approval of an Ordinance for PD-240R4R2-HC, North Gateway Plaza to revise the Concept Plan for an approximate 41,000 square foot commercial development (a fitness center) on 5.3 acres of property located north to allow a fitness center located north of S.H. 121, approximately 420 feet west of N. Denton Tap Road, and authorizing the Mayor to sign.

2030: **Business Prosperity**

Executive Summary:

The purpose of this Concept Plan Amendment is to combine three lots most recently designated for one and two-story offices and a drive-through restaurant into one lot for a 41,000-square foot facility. If the Detail Site Plan meets all the requirements and conditions of the PD, then it will be eligible for Administrative Approval.

Analysis:

On September 26, 2017, the City Council, by unanimous vote, approved this amendment to Planned Development District-240R4R2-HC for North Gateway Plaza. The conditions of approval have been incorporated into the Ordinance.

On August 17, 2017, the Planning and Zoning Commission recommended approval of PD-240R4R2-HC, North Gateway Plaza, subject to the following conditions:

1. The Detail Plan shall be in accordance with the Development Regulations established in this Concept Plan and overall PD conditions.
2. Tree Mitigation Plan/Tree Removal Permit shall be required to the removal of any trees.
3. Final Plat indicating all required easements and fire lanes shall be required.
4. The deceleration lane on Denton Tap serving the southern mutual access easement shall be constructed and accepted by the city prior to the issuance of a Certificate of Occupancy for this development.
5. Signage shall be in accordance with the *Sign Ordinance*. LA Fitness signage may be included on the multi-tenant monument sign as approved on Lot 4 (Carl Jr's).
6. The brick screening wall shall be in place prior to vertical construction on-site

Legal Review:

The City Attorney reviewed this Ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Concept Site Plan
4. Exhibit C - Concept Landscape Plan
5. Exhibit D - Tree Survey
6. Exhibit E - Concept Elevations
7. Exhibit F - Exterior Elevation Materials