



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 11, 2026

Reference: Public Hearing: Hold a Public Hearing and consider approval of Planned Development- 214 Revision 11- Commercial (PD-214R11-C), a zoning change request from PD-214R2- C (Planned Development-214 Revision 2- Commercial) to PD-214R11-C (Planned Development-214 Revision 11- Commercial) to allow for the Detail Planned Development of a 14,480 square foot commercial center, for retail and medical uses on approximately 2.03 acres located at the south side of Sandy Lake Road, approximately 560-ft west of Denton Tap Road.

2040: Create Business and Innovation Nodes

Introduction:

This property was originally part of a larger 29-acre development that included the residential development of Arbor Manors and additional commercial property along both Denton Tap and Sandy Lake Roads. The original zoning for the overall development was approved in 2007, with subsequent rezonings occurring with each new Detail Site Plan for the commercial sites. This represents the final commercial piece to be developed. A Planned Development for this site which included retail, medical and restaurant uses with a patio area was denied in April of 2026. The restaurant use and patio have been removed from this request.

Background:

The site is currently vacant, and the site plan shows a proposed 14,480-sf building. The proposed uses are a mix of retail and medical.

Site Access and Screening:

The site will be accessed from two driveways along Sandy Lake Road. The first driveway entrance on Sandy Lake Road sits approximately 200-ft west from Arbor Manors Drive and just west of the turn lane within the median on Sandy Lake Road. The second driveway is a shared access point from the neighboring Verizon site to the west. There is an existing six-foot in height brick screening wall between this property and the residential property to the south. The building is setback 30-ft from the rear property line allowing for an extended rear landscape buffer (30-ft in lieu of the 10-ft required).

Landscaping:

Based on feedback from the residents, the developer increased the rear yard landscape buffer and building setback. In order to accommodate this increased landscape setback at the rear and maintain the parking count, there is a proposed PD condition to allow the front yard landscape strip as shown.

This ranges from 9.1-ft to 15.24-ft, and averages approximately 12.5-ft in depth with parking abutting it versus the required 15-ft. The parkway along Sandy Lake Road is approximately 24-ft in depth, so the landscaping out front will be approximately 30-43-ft when you include the parkway. The Planning and Zoning Commission did not have any objection to this request. In total 55 existing trees will be saved on-site and an additional 31 overstory trees will be planted on site. 71 Nellie R Stevens will be planted to provide additional screening along the southern perimeter as they grow quickly and tall.

Traffic Study and Analysis:

In the time since the previous submittal was made for this property, the City engaged a traffic engineering consultant to study the traffic in and around the Arbor Manors subdivision per Council direction and in response to resident concerns regarding traffic conditions in the neighborhood. In particular, the study examined delays exiting the neighborhood, potential cut-through traffic through the neighborhood, and the impact of potential development of the vacant Arbor Manors commercial property. The study did not find evidence of cut-through traffic using the neighborhood streets to bypass the intersection of Sandy Lake Road and Denton Tap Road, and the study did not recommend installing a traffic signal at the intersection of Denton Tap Road and Braewood Drive.

At the time of the preparation of this Council Memo, Phase 2 of the study, looking at the warrant analysis for the intersection of Arbor Manors Drive and Sandy Lake Road and the impact of potential development, is being finalized to include analysis of additional concerns shared by residents at the July Planning & Zoning Commission meeting. The initial data and analysis provided by the consultant for Phase 2 of the study indicates that a traffic signal is neither warranted nor recommended to be installed at the intersection of Arbor Manors Drive and Sandy Lake Road, under either existing or proposed conditions.

Benefit to the Community:

This will provide additional retail and medical options within the city and will create jobs.

Legal Review:

The City Attorney was present at the July 16, 2026, Planning and Zoning Commission Meeting.

Fiscal Impact:

N/A

Recommendation:

The Planning and Zoning Commission (6-0) recommended APPROVAL of the request subject to the following PD conditions:

1. Detailed Engineering review will occur at the time of full engineering submittal.
2. To allow for the landscaping as shown on the plans.
3. To allow for the monument sign to be constructed as shown on the plans.
4. The downstream drainage analysis will need to be updated to address Staff comments.
5. All other signage to meet City requirements.

ATTACHMENTS:

1. PZ Staff Report

2. Detail Site Plan
3. Landscape Plan
4. Building Elevations & Material Board
5. Monument Sign & Trash Enclosure