



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: July 12, 2016

Reference: Consider approval of an ordinance for PD-240R4R-HC to revise the Concept Plan for a four lot commercial development on 6.13 acres of property located north of S.H. 121, approximately 270 feet west of N. Denton Tap Road

2030: **Business Prosperity, Sense of Community**

Introduction:

This Conceptual Plan amendment is to allow a change in allowable uses from hospital/medical office to restaurant, professional office and medical office for a four lot (five building) commercial development on the remaining vacant land. The current overall conceptual plan addresses the building materials, circulation, landscaping and signage to assure a uniform development. The detail PD for each of the sites may be approved administratively provided they meet these requirements.

Analysis:

On June 14, 2016 City Council unanimously approved this PD request and all outstanding conditions have been incorporated into the Ordinance.

On May 19, 2016, after an extended discussion regarding the “air filtration” issue, the Planning and Zoning Commission unanimously recommended approval of this PD subject to the following conditions:

1. There will be additional comments during detailed engineering plan review for each of the sites.
2. A Final Plat is required prior to obtaining a building permit.
3. A Detail Tree Survey is required with submittal of a Detail Site Plan for development of Lots 1-4.
4. A deceleration lane shall be installed along Denton Tap when deemed appropriate by the City Engineer.

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 - Conceptual Site Plan
4. Exhibit C - Conceptual Landscape Plan
5. Exhibit D - Tree Survey
6. Exhibit E - Conceptual Elevations
7. Exhibit F - Sign Plan