

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Lush Dental – Site Plan

**PREPARED BY:** Andy Kass, AICP – Senior Planner

**REPORT DATE:** October 5, 2018

**MEETING DATE:** October 9, 2018

### GENERAL INFORMATION

**Applicant / Owner:**

Dr. Mike Louscher

**Engineer:**

Nathan Gruver, P.L.A., with ISG

**Request:**

The applicant is requesting approval of a site plan for a dental clinic.

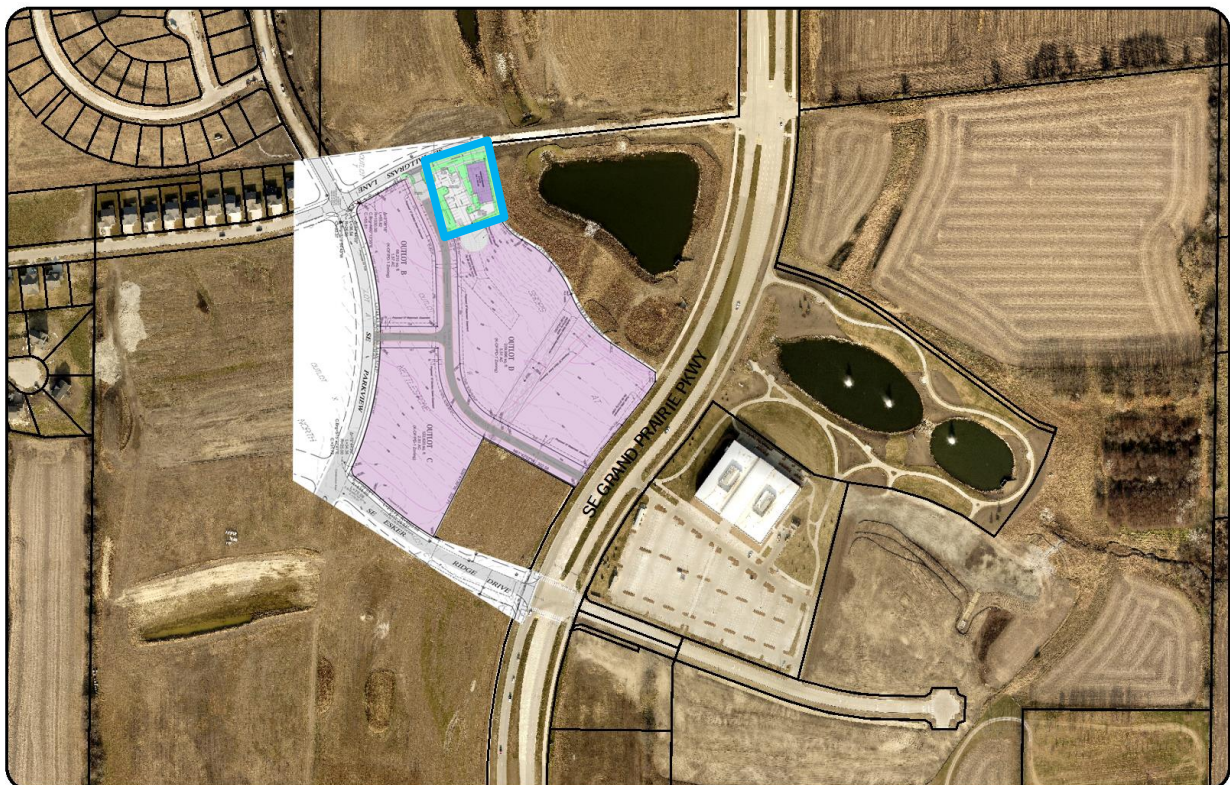
**Location and Size:**

Property is located south of SE Tallgrass Lane and east of SE Parkview Crossing Drive, containing approximately 0.71 acres.

**Property Address:**

2505 SE Encompass Drive

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Office	K-OF (Kettlestone Office) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Multi-Family Stacked Medium and Office	A-1 (Agricultural District)
South	Vacant – Undeveloped	Community Commercial	K-RC (Kettlestone Retail Community District)
East	Holmes Murphy	Office	K-OF (Kettlestone Office District)
West	Kettlestone Ridge Neighborhood	Single Family Residential	R-2 (One & Two Family Residential District)

## HISTORY

The proposed project is located within Kettleview Development that was rezoned in 2018. The overall development is intended to be a professional office park. The proposed project will be the first phase within the Kettleview Development.

## PROJECT DESCRIPTION

The site plan identifies the construction of a 6,710 square foot dental clinic. The proposed building is two stories with an overall maximum height of 30-feet. The first floor of the proposed building will be a dental clinic and the second floor will include living quarters for the owner of the dental practice. The Planned Development that was approved as part of the rezoning for the Kettleview Development allows for the second story apartment on this lot. In addition to the proposed building the site plan identifies the proposed trash enclosure in the southwest corner of the parking lot.

## ACCESS AND PARKING

Access to the property will be provided on the west side of the site off of SE Encompass Drive, a private street. SE Encompass Drive will be extended from SE Tallgrass Lane to just beyond the entrance to the subject property as part of the first phase of the Kettleview Development. Future phases will extend SE Encompass Drive to Grand Prairie Parkway. A temporary turnaround has been indicated on the site plan on the outlot to the south to allow for emergency vehicles a place to turnaround on the site.

A total of 22 parking spaces are required for the site and the site plan identifies a total of 25 parking spaces.

## SIDEWALKS/TRAILS

A 5-foot-wide sidewalk will be constructed along the south side of SE Tallgrass Lane as part of the improvements to the site. Sidewalks will also be provided along one side of the street internal to the development.

## UTILITIES

Utilities to the site will be extended from existing water main and sanitary sewer that is located along SE Tallgrass Lane. Storm water detention will be provided in the regional detention basin located to the north of the subject property. The regional detention basin is owned and maintained by the City.

### **LANDSCAPING & OPEN SPACE**

A minimum of 25% of the project area is required to be open space. The total amount of open space proposed is 36%. The plantings shown on the landscape plan meet the minimum requirements of the Landscape & Open Space Ordinance and the Kettlestone Design Guidelines.

### **ELEVATIONS**

The building is proposed to include glazing, cultured stone, three different varieties of fiber cement paneling, steel awnings, and metal roofing. The trash enclosure will incorporate the same stone that is proposed on the building. Proposed elevations are attached for your review. The proposed materials and elevations meet the requirements of the Kettlestone Design Guidelines. Material samples will be available for review at the Planning & Zoning Commission meeting.

### **PHOTOMETRIC PLAN**

The site plan includes a photometric plan for the proposed site lighting. A total of two pole mounted lights are proposed for parking lot lighting. These proposed fixtures comply with the lighting requirements within the Kettlestone Design Guidelines. In addition to the parking lot lighting the photometric plans identifies 7 pedestrian level bollards with lighting surround the building. These fixtures comply with the requirements of the Kettlestone Design Guidelines.

### **STAFF RECOMMENDATION**

Staff recommends approval of the site plan for Lush Dental subject to remaining staff comments.