

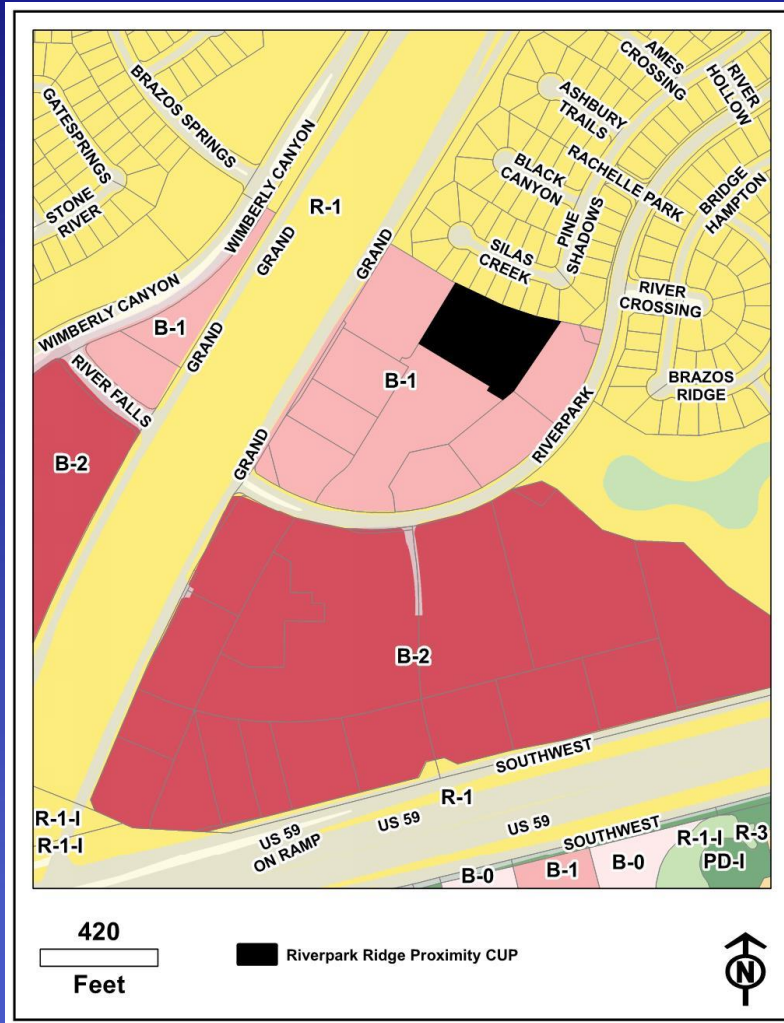
PUBLIC HEARING

REVIEW AND DISCUSSION

Proposed Conditional Use Permit for Four New Professional and Medical Office Buildings on Property Located in the Neighborhood Business District (B-1) near Riverpark Drive and the Grand Parkway

*Ms. Laura Waller,
Planner I*

Overview



- 2.467 acre commercial reserve A-6 of Riverpark Ridge
- Vacant-never been developed
- B-1 zoning district
- Shared property line with Single Family Residential
- Proposal for 4 single story Medical Office Buildings (MOB).

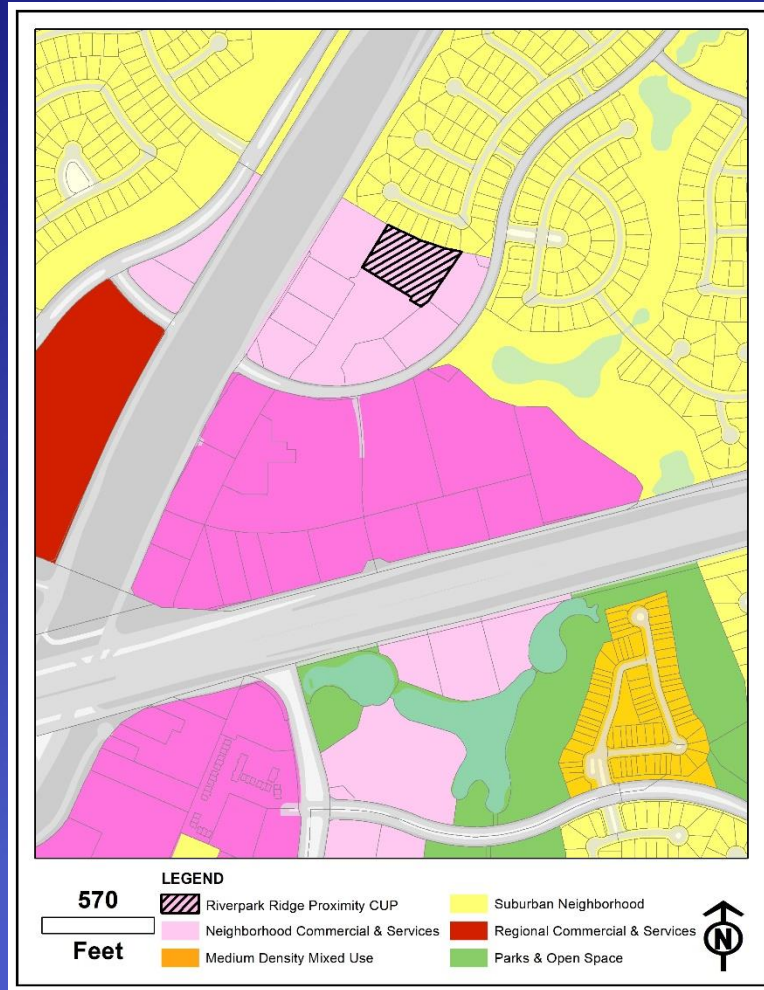
Updated Aerial Google Map



Surrounding Area:

- **North: Single Family Residential**
- **South: Office Buildings (under construction)**
- **East: Best Western**
- **West: Small shopping center**

Future Land Use Plan Excerpt



- Area is included in Neighborhood Commercial and Services Use
- Use is allowed by right, in current zoning and future use.
- Residential proximity requires a CUP to limit impact on single family homes currently and will continue under the Comprehensive Plan.

MOB Residential Proximity CUP

- **Construct 4 single story medical office buildings**
 - **Total of 22,058 square feet**
 - **18 tenant spaces**
 - **114 parking spaces (1/200 sq ft = 110 required)**
- **Accessed via existing Access Easement between commercial areas along 99 and E Riverpark Dr.**
- **Determine necessary mitigation to limit impact on**
 - **Brings certainty to physical layout with site plan and elevations**

MOB Residential Proximity CUP

- **No doors, lights, sidewalks, or drive aisles in the rear of the buildings along the single family property line**
- **Buildings vary from 26' 7" to 45' 10" from property line (all exceeding min. 25' rear setback)**
- **6 existing Oak trees to remain, and a solid line of alternating Oak and Elm trees in landscape buffer between development and homes.**
- **Existing 6 foot wood fence proposed to remain:**
 - **Staff recommends upgrading this fence to masonry based on past recommendations for similar locations.**

Google Excerpt



Pic 1



Pic 2

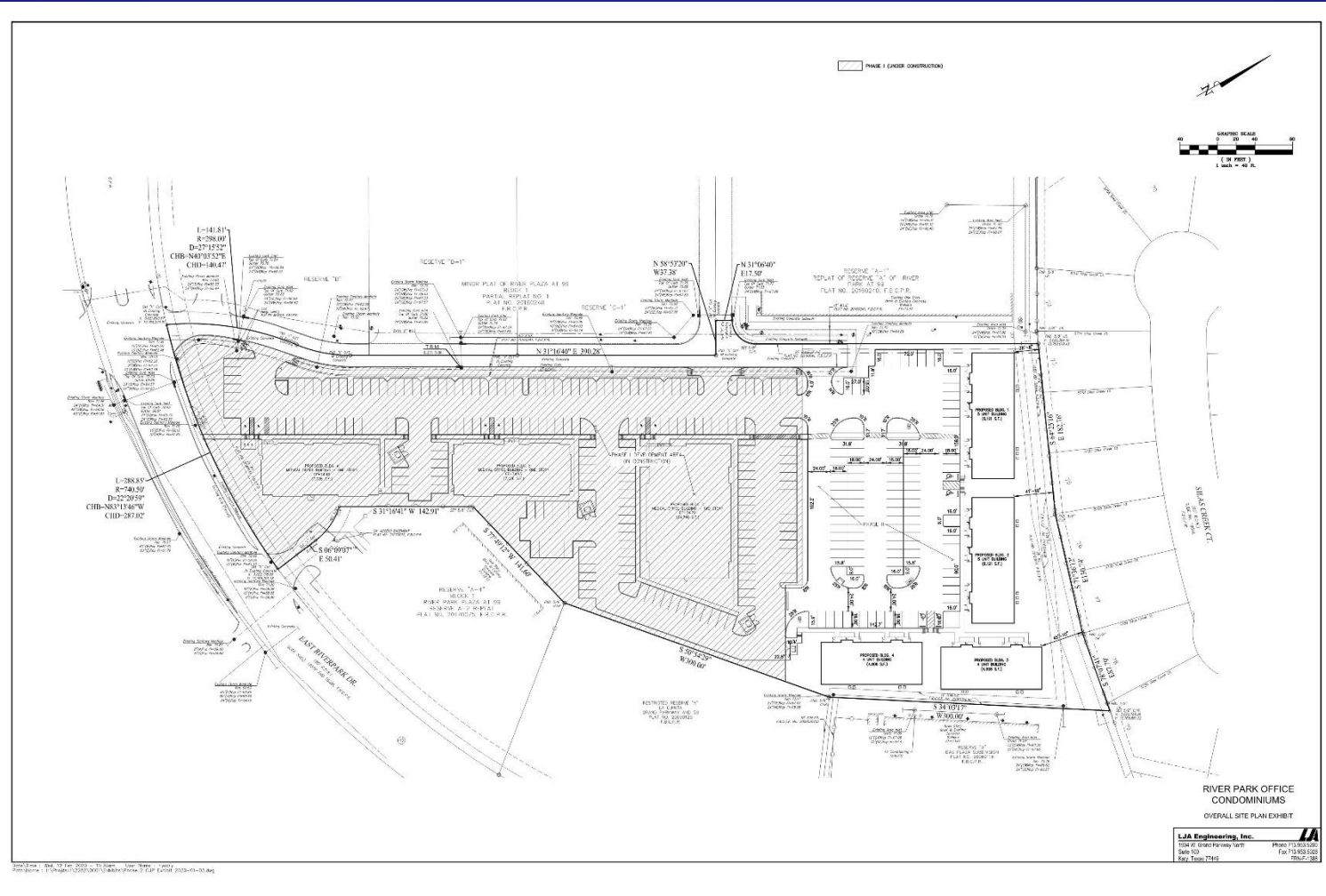


Pic 3

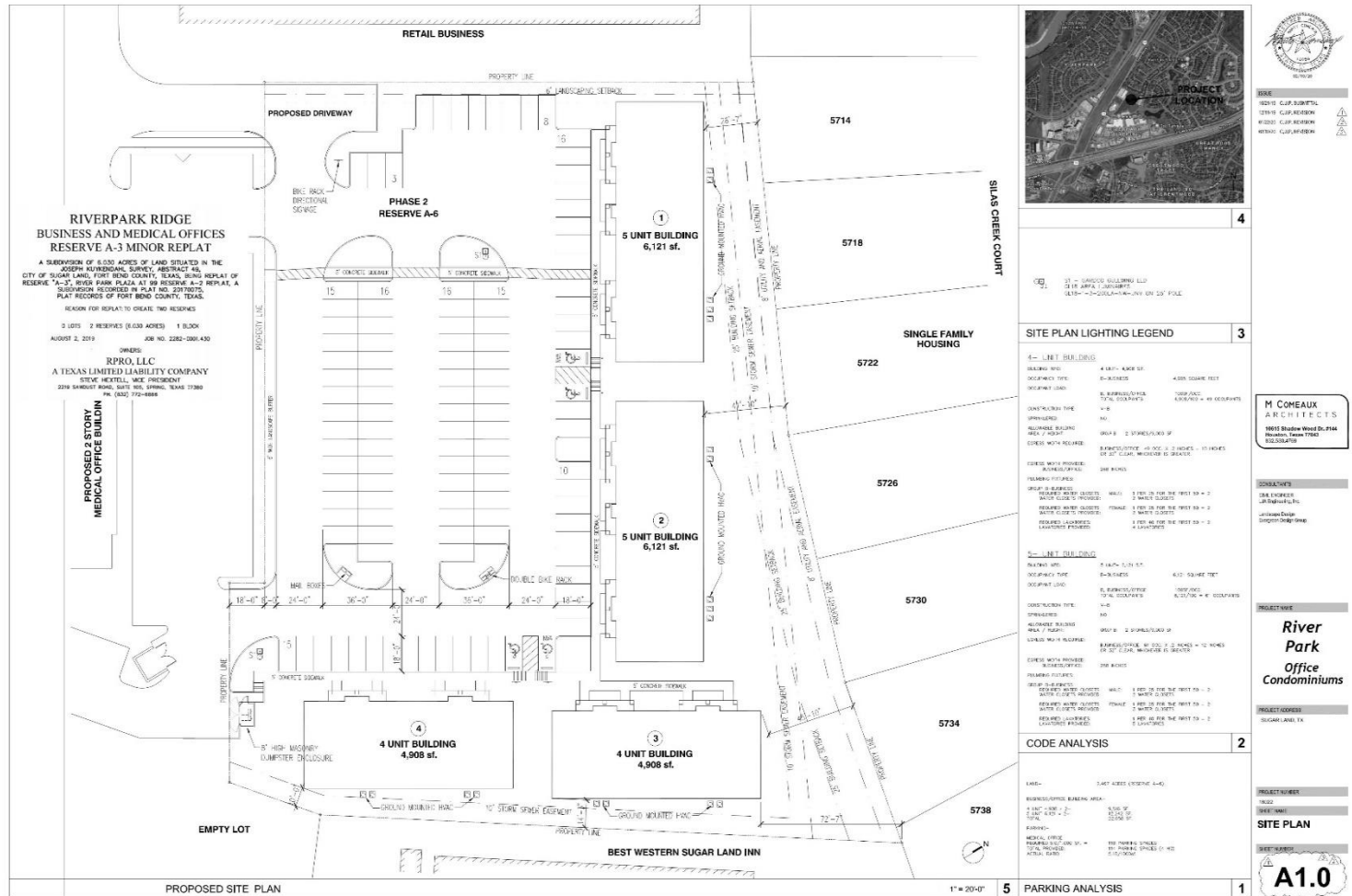
- Picture is taken from 99 the Grand Parkway along residential/commercial transition line.
- Masonry fence on first several corner lots built by cooperation between LID & HOA



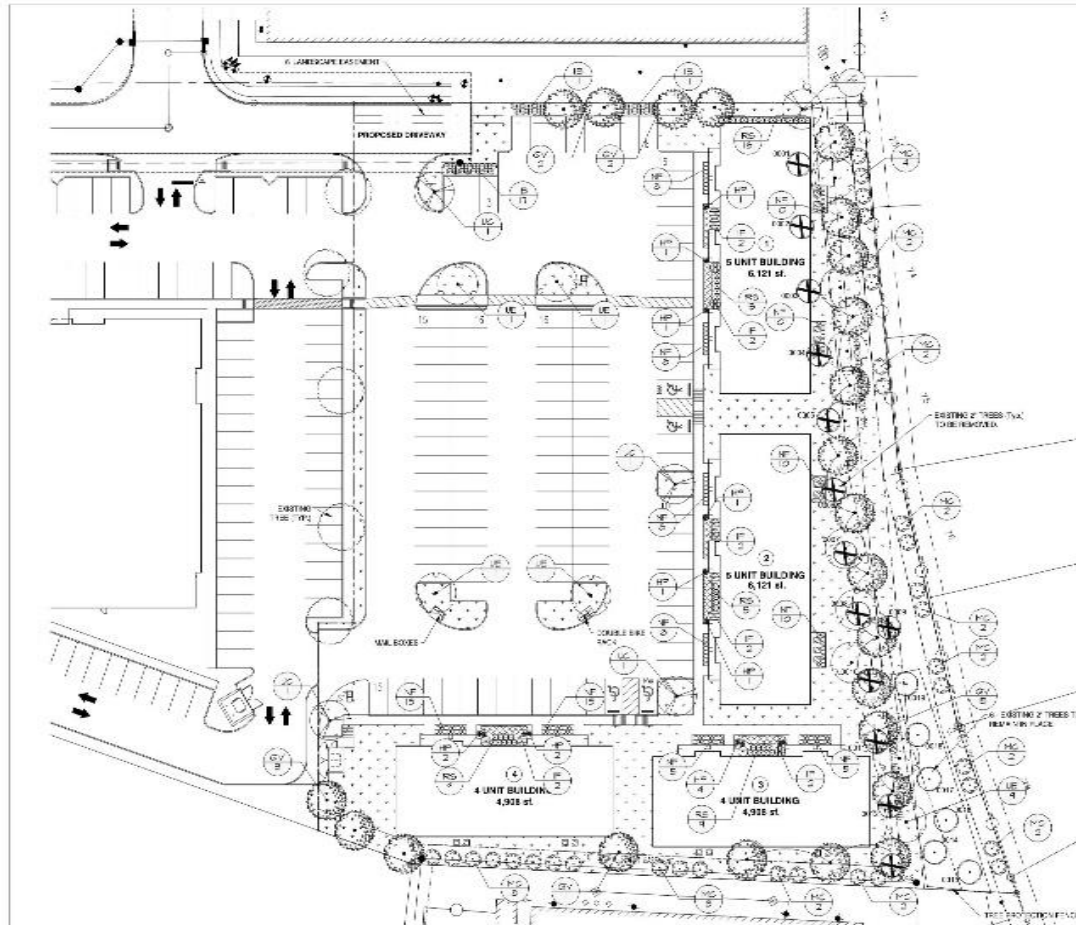
Overall Site Plan (for reference only)



Site Plan



Landscape Plan (excerpt)



PLANT SCHEDULE						
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	HIRE RATE	QTY
	CO	Cassia corymbosa - Southern Cassia	1" Cal.	BBB	10'-18'	23
	UC	Elm canadensis - Green Elm	8" x 8	2.5Yr	10'-12'	3
	BE	Elm canadensis - Green Elm	8" x 8	2.5Yr	10'-12'	12
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONT.	HIRE RATE	SPACING
	HF	Hydrangea paniculata - Red Vase	3 gal		36" O.C.	23
	BI	Besseyana bicolor - Dwarf Butterfly Bush	7 gal		36" O.C.	39
	FI	Besseyana bicolor - Dwarf Butterfly Bush	7 gal		36" O.C.	12
	MC	Myrica carolinensis - Wax Myrica	3 gal		36" O.C.	33
	HF	Hydrangea paniculata - Red Vase	3 gal		24" O.C.	132
	RS	Rosa rugosa - Rugosa Rose	3 gal		36" O.C.	32
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
	CT	Cynodon dactylon - Bermuda Grass	sed			25,000 sq ft
	IB	Impatiens bicolor - Impatiens	1 gal			276

GENERAL LANDSCAPE NOTES

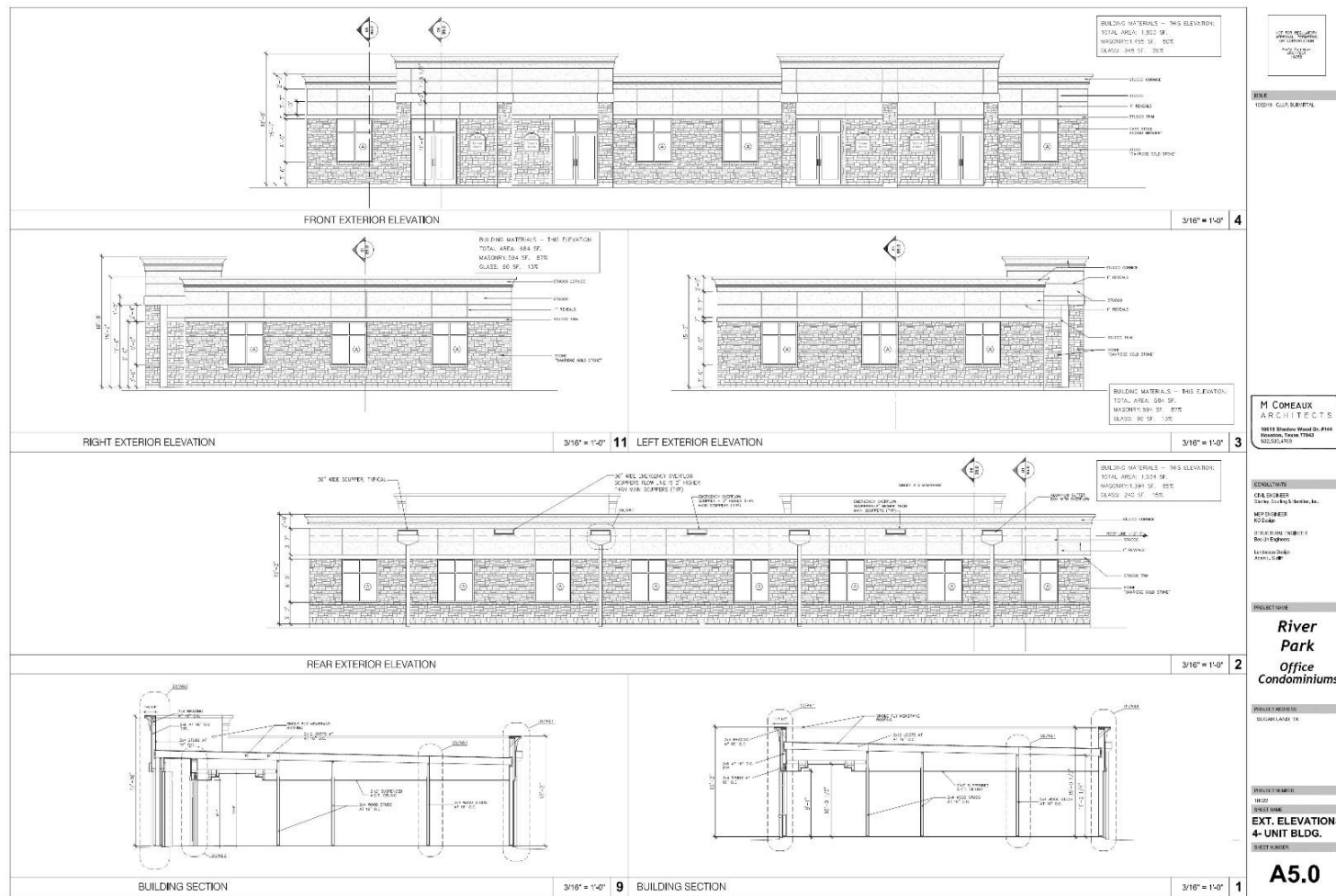
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TREE PROTECTION SPECIFICATIONS

94739-3

- [illegible]

Building Elevations (4 Unit)



Building Elevations (5 Unit)



Initial Points for Consideration

- **Neighborhood Business (B-1) with shared property line with Single Family Residential—plans need to be examined closely to reduce impact on homes from commercial areas**
- **All buildings proposed as one-story Medical Office Buildings (MOBs) and there are no doors, lighting, or drive aisles along the residential lot lines**
- **Elevations provided show buildings are entirely comprised of masonry and glass.**
- **16 to 36-foot-wide landscape buffer along the rear of the property. The Oak trees being planted in this buffer area are to be no less than 4-inch caliper when planted, and 6 trees to be preserved at the northeast corner**
- **There is an existing 6-foot wood fence along the residential lot lines. Staff believes that the existing fence does not provide adequate long-term screening, and that the applicant should upgrade to masonry as required by City Council in similar residential proximity CUPs.**

Potential Exhibits / Conditions to CUP

- **Site Plan**
- **4 & 5 Unit Building Elevations**
- **Landscape Plan**
- **Photometric Plan**
- **Suggested Conditions of:**
 - **Applicant will work with residential property owners to the rear in regards to the fence and how it will be maintained.**
 - **The fence will be constructed of cast concrete or masonry material with architectural detail on both sides**
 - **Prohibit outdoor speakers**

Public Hearing

- **Notification:**
 - **Mailers sent to owners within 200-ft**
 - **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **Staff has received no inquiries and is not aware of any opposition.**

Next Steps & Recommendation

- **Hold Public Hearing**
- **Discussion & Direction**
- **Anticipate Consideration & Action at a subsequent meeting**