



**16-352SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical Office and Retail Building (Serene Dentistry), Located on the Northwest Corner of Eldorado Parkway and Alma Road

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** January 24, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Danielle Quintanilla, Planner I

**APPROVAL PROCESS:** The action of the Planning and Zoning Commission for the proposed site plan may be appealed to the City Council.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**APPLICATION SUBMITTAL DATE:** November 28, 2016 (Original Application)  
December 22, 2016 (Revised Submittal)  
January 10, 2017 (Revised Submittal)  
January 13, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is proposing to construct a 6,000 square foot medical office and retail building (Serene Dentistry), with a future phase of an additional 3,150 square feet on 1.152 acres of land located at the northwest corner of Eldorado Parkway and Alma Road.

Typically site plans can be administratively approved by Staff; however, the governing planned development ordinance ("PD" - Planned Development District Ordinance No. 97-06-36) requires the site plan to be approved by the Planning and Zoning Commission.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Site Plan](#)

[Proposed Landscape Plan](#)

[PowerPoint Presentation](#)