



**17-025SP**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for Medical/General Offices, Located on the Northwest Corner of Bush Drive and Laura Lane

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

**MEETING DATE:** April 4, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CPM  
Samantha Pickett, Planning Manager  
Danielle Quintanilla, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed site plan with the following conditions:
  1. The applicant receive approval of a request for a variance to reduce the landscape buffer from 20 feet to 10 feet along Laura Lane.
  2. The applicant revise the site plan to indicate the FDC location, subject to review and approval of the Deputy Fire Marshal.
- Prior to issuance of a building permit:
  1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

**ITEM SUMMARY:**

- The applicant is proposing to construct two 5,183 square foot buildings for medical and general office uses on 0.99 acres at the northwest corner of Bush Drive and Laura Lane.
- Site plans can typically be approved by Staff; however, the governing planned

development ordinance ("PD" - Planned Development District Ordinance No. 99-10-82) requires the site plan and elevations be approved concurrently by the City Council. This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

- The applicant is also requesting approval of a variance to reduce the landscape buffer along a major thoroughfare (Laura Lane) from 20 feet to 10 feet. The request variance is detailed further below.

**BACKGROUND INFORMATION:**

- Please see the attached City Council Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- This item was not heard by the Planning and Zoning Commission as it was not required by the PD.

**SUPPORTING MATERIALS:**

[CC Report](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 99-10-82](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Proposed Elevations](#)  
[PowerPoint Presentation](#)