

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: February 20, 2009
Re: Staff Report for Southwest Chiropractic Offices – Development Plan

Item #3 – Southwest Chiropractic Offices – Development Plan

(PID# 200811210048)

Application: Development Plan
Location: Hoover Road
Applicant: **Jonathon Barnes Architecture & Design**
Zoning: PSO (Professional Service Office)
Use: Vacant

Relevant Code Section(s):

- 1135.09 Zoning Districts and Regulations – Permitted Uses; Standard Industrial Classification Manual; Adoption by Reference
- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.06 Landscaping – Standards for Off-Street Parking Facilities
- 1136.08 Landscaping – Screening of Service Structures
- 1136.09 Landscaping – Other Planting Requirements
- 1136.11 Landscaping – Grass and Groundcover
- BZA Minutes from October 26, 1998

Project Summary:

The applicant is proposing to construct a 3,000 square foot medical office building to be located north of Southwest Boulevard, east of Hoover Road. The property is zoned Professional Services (PSO) and was granted variances to setbacks in 1998. A copy of the minutes from the BZA October 26, 1998 meeting is enclosed and established the following setbacks:

South: 6'
North: 14' (no parking is to be located in the northern setback area)

It should also be noted that the proposed improvements will span or extend beyond the property limits the subject property on the south side and will require additional variances from the Board of Zoning Appeals. Variances will be required for side yard parking setbacks (Section 1136.06(b)) and related landscaping requirements. Privately, the applicant (previous owner) has obtained an easement agreement in 2001 with the affected property owner (The Village of Hunters Crossing Condominium Association) to allow for the proposed improvements. A copy of this easement agreement is enclosed (fax sheet page 10).

Site:

The site is 0.459 acres and is accessed by a single curb cut on to Hoover Road. The proposed curb cut appears to exceed the foreseeable demand of the proposed project in terms of radius. Therefore Staff would recommend the applicant reconfigure the cut utilizing a 20 foot radius which is more typical of office and commercial projects of this scale. Adjacent properties to the north and west are single-family residential and condominiums to the east and south.

Building:

The proposal includes the construction of a 3,000 square foot facility with a maximum height of 16 feet above grade. The structure will incorporate the use of a hipped roof with dimensional shingles (Owens Corning: Charcoal) to match the character and appearance of the surrounding residential structures. Exterior walls will be finished in a combination of brick (Belden Brick: 671) and stucco (Synergy Stucco: 757-Magnum).

Parking:

The proposed plans show the parking area to include 14 spaces dimensioned at 10'x18'. Of the 14 spaces 8 span the southern property and will require a variance to Section 1136.06(b) to setback and related landscaping requirements. Staff is supportive of the variance request based on the submitted easement agreement dated January 30, 2001.

Lighting:

The applicant has agreed to incorporate the use of the four decorative lighting fixtures (Hadco CF5) finished black. These are the same fixtures used by Krogers on the northeast corner of Hoover and Stringtown Road. The maximum pole height is to be 20 feet above grade. Locations of site light fixtures are not consistent consistently shown on the various plan sheets.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations.

Stipulations:

1. All applicable plan sheets shall be revised to reflect the reduced curb radius. Such radius shall not exceed 20'.
2. Applicant shall obtain a variance to Section 1136.06(b) for the proposed parking lot improvements.
3. Sheet A.1 shall be revised to incorporate a fourth general note stating that all trees will be a minimum 2" caliper at time of installation.
4. Sheets C-3, 4 and 5 and the provided lighting plan shall be revised to reflect the correct locations and lighting levels.
5. The dumpster enclosure shall be finished on all sides (except gate) with materials matching the primary structure.
6. All striping shall be white.

***Note:** The recommendation is based on the Development Department's review and plan sheets provided in your packet. Other City Departments may have issues not represented by this staff report.