



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: June 13, 2022

PREPARED BY: Jesse Corrow, Associate Planner

AGENDA ITEM: Dental Specialists planned unit development concept stage plan amendment and development stage plan

PREVIOUS ACTIONS:
None

Requested Action: PUD concept stage plan amendment and development stage plan

Zoning: PUD, Planned Unit Development

Adjacent Land

Use and Zoning:

North: PUD, Planned Unit Development
East: PUD, Planned Unit Development
South: PUD, Planned Unit Development
West: PUD, Planned Unit Development

Applicant:	Tooth Fairy Holdings, LLC
Application received:	May 9, 2022
60 day review deadline:	July 8, 2022
Address:	15701 Grove Circle North

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a planned unit development agreement approving the Dental Specialists PUD concept stage plan amendment and development stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:

- a. The Community & Economic Development Department dated June 7, 2022
 - b. The Water Resources Engineer dated May 17, 2022
 - c. The Engineering Department dated May 23, 2022
 - d. The Fire Department dated May 20, 2022
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COMMENTS:

General:

- The applicant seeks a concept stage plan amendment and PUD development stage plan approval for the purpose of constructing a 6,600 sq. ft. medical building that will provide dental services.
- The building is proposed on the last remaining undeveloped parcel in The Village at The Grove development and is located at the southeast corner of Hospital Drive and Grove Circle North.
- The original concept plan identifies a 5,400 sq. ft. retail building at this location so an amendment is necessary to allow for the larger building.
- Engineering staff determined a slightly larger dental clinic would generate comparable traffic levels to the original approved use and did not feel a revised traffic study was necessary.

Site plan:

- The proposed building faces an existing parking field with access from existing driveways on Hospital Drive and Grove Circle.
- A row of new parking stalls in front of the building will allow for patient pickup spaces as well as additional ADA accessible parking spaces.
- The added parking will bring the total number of parking spaces on the site up to 34. It should also be noted that the shared parking concept in The Grove development allows for additional parking anywhere in the neighboring parking areas.
- A sidewalk extension along Hospital Drive completes the pedestrian network and compliments the very walkable commercial area that was envisioned here.
- A biofiltration basin will be constructed east of the building to effectively treat stormwater onsite before entering regional ponds.

Landscaping and architecture:

- There are additional corrections on the landscape plan that staff recommends as conditions of approval, these are outlined in the attached memo provided by the Community & Economic Development Department.
- The sidewalk extension was designed to avoid several existing trees along Hospital Drive. Staff commends that applicant for their efforts in saving these established trees as well as others on the site.
- The building's exterior is made up largely of brick with windows on all sides. The front corners stand proud of the rest of the building and an attractive metal fascia surrounds the roofline.

Summary:

- Although the building is slightly larger, the site plan closely follows the approved concept for this location. The proposal completes the Village at The Grove development and the attractive dental clinic building will complement the nearby medical office uses. Staff supports the proposal.
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ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Concept plan

Attachment D: Maps

Attachment E: Memorandums