Legislation Details (With Text)

File #:	2018-2126	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	6/21/2018	**In control:**	City Council - Regular Session
On agenda:	7/12/2018	**Final action:**	
Title:	Public Hearing - Appl. #PL2018-080 - Preliminary Development Plan - Spira Care - 760 NW Blue Parkway; Drake Development, LLC, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. PC Action Letter, 2. Staff Letter, 3. Preliminary Development Plan, 4. Location Map		

Date	Ver.	Action By	Action	Result
6/26/2018	1	Planning Commission	recommended for approval	Pass

Public Hearing - Appl. #PL2018-080 - Preliminary Development Plan - Spira Care - 760 NW Blue Parkway; Drake Development, LLC, applicant.

Issue/Request:
This preliminary development plan (PDP) application is for the proposed Spira Care medical office building located at 760 NW Blue Pkwy. The proposed 6,200 square foot medical building will be joining the newly constructed 7,420 sq. ft. Texas Roadhouse as the final phase of the redeveloped Bank of the West site. The materials to be used for the proposed building include brick, glass and EIFS.

The Planning Commission and City Council previously considered and approved a preliminary development plan (Appl. #PL2017-164) to redevelop the old Bank of the West site as two lots with restaurant uses. Lot 1 showed the previously mentioned Texas Roadhouse. Lot 2 showed a parking lot area and building layout, but did not include building elevations or a material palette.

The lack of architectural information for Lot 2 on the previous preliminary development plan necessitates approval for the proposed building on the subject site. This preliminary development plan is limited to the building as the parking lot and surrounding area were consistent with the previous plan and approved as part of the final development plan (FDP) for Texas Roadhouse.

- 6,200 square foot building
- 0.07 proposed overall FAR - 0.55 maximum allowed FAR
- 31 parking spaces required - 135 parking spaces provided on lot 2

Joshua Johnson, AICP, Asst. Dir. of Plan Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Additional architectural features shall be incorporated on the south and north building elevations to meet the requirement for horizontal and vertical breaks.