

Legislation Text

File #: 2023-5657, **Version:** 1

Public Hearing: Application #PL2023-069 - Preliminary Development Plan - Dental Depot, 1501 NE Rice Road; Ashmore Investments, LLC, applicant.

Issue/Request:

The applicant proposes a preliminary development plan for a single-story 6,070 sq. ft. dental office named Dental Depot. The proposed development employs a historic train depot/station architectural building aesthetic and includes decorative train-related features on the site such as a railroad crossing arm at the parking lot entrance, a water tower at the NE Rice Rd/NE Mulberry St intersection and a model train off the building's southwest corner. From a building materials standpoint, the building will have a brick base, cementitious fiber board body, fiberglass roof and some use of natural cedar wood posts. The decorative water tower will be constructed of natural cedar wood with a composition roof.

The use of real wood as an exterior building material is subject to City Council approval as a conditional material. The applicant is also requesting a modification for additional wall signage and relief from the landscape buffer requirement. Pertaining to the sign modification, staff recommends providing some relief with changes to the request. The modification to the landscape buffer is for relief to inclusion of a 6 ft fence or wall along the eastern property line which staff is supportive of due to the steep grade changes.

Proposed Motion:

I move to recommend APPROVAL of Appl. #PL2023-069 - Preliminary Development Plan - Dental Depot, 1501 NE Rice Rd; Ashmore Investments, LLC, applicant

C. Shannon McGuire, Planner
Brian Ward, Applicant's Representative

Recommendation: With the conditions of approval below and as outline in the staff letter, the application meets the requirements of the UDO and Design & Construction Manual.

1. A modification shall be granted to eliminate the required six-foot high masonry wall or opaque vinyl fence from the high impact buffer requirement adjacent to the eastern property line.
2. A modification to the maximum of three (3) wall signs shall be granted, to allow ~~five (5)~~ **eight (8)** wall signs ~~identified as signs #A, #D, #E, #F and #G as shown~~ on the sign specification sheets submitted and uploaded on April 25, 2023. (Modified by the Planning Commission)
3. The use of cedar wood siding as the main material for the proposed water tower element as well as various cedar trim and accent elements on the subject building shall be approved as a conditional material in accordance with the building elevations dated April 10, 2023 and April 21, 2023.
4. Development shall be in accordance with the preliminary development plan dated April 25, 2023, and building elevations dated April 10, 2023 and April 21, 2023.
5. No signage or lights shall be located on the water tower located at the southwest corner of the subject site.

A motion was made by Board Member Trafton, seconded by Board Member Kitchens, that this application be amended. The recommendation to conditions of approval, site specific item # 2. To allow the sign package as submitted by the applicant. The motion carried by the following vote:

Aye: 7

Vice Chair Arth
Board Member Benbrook
Board Member Jana-Ford
Board Member Kitchens
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Nay: 1

Chairperson Funk

Absent: 1

Board Member Loveless

A motion was made by Board Member Trafton, seconded by Vice Chair Arth, that this application be recommended for approval as amended to the City Council - Regular Session, due back on 6/20/2023. The motion carried by the following vote:

Aye: 7

Vice Chair Arth
Board Member Benbrook
Board Member Jana-Ford
Board Member Kitchens
Board Member Rader
Board Member Touzinsky
Board Member Trafton

Nay: 1

Chairperson Funk

Absent: 1

Board Member Loveless