



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: The Nest Pediatric Dentistry Building – Addition – Site Plan **PREPARED BY:** Bill Mettee – Planner

REPORT DATE: January 5, 2024

MEETING DATE: January 9, 2024

GENERAL INFORMATION

Owner: Artemis Consortium, LLC

Applicant: Artemis Consortium, LLC

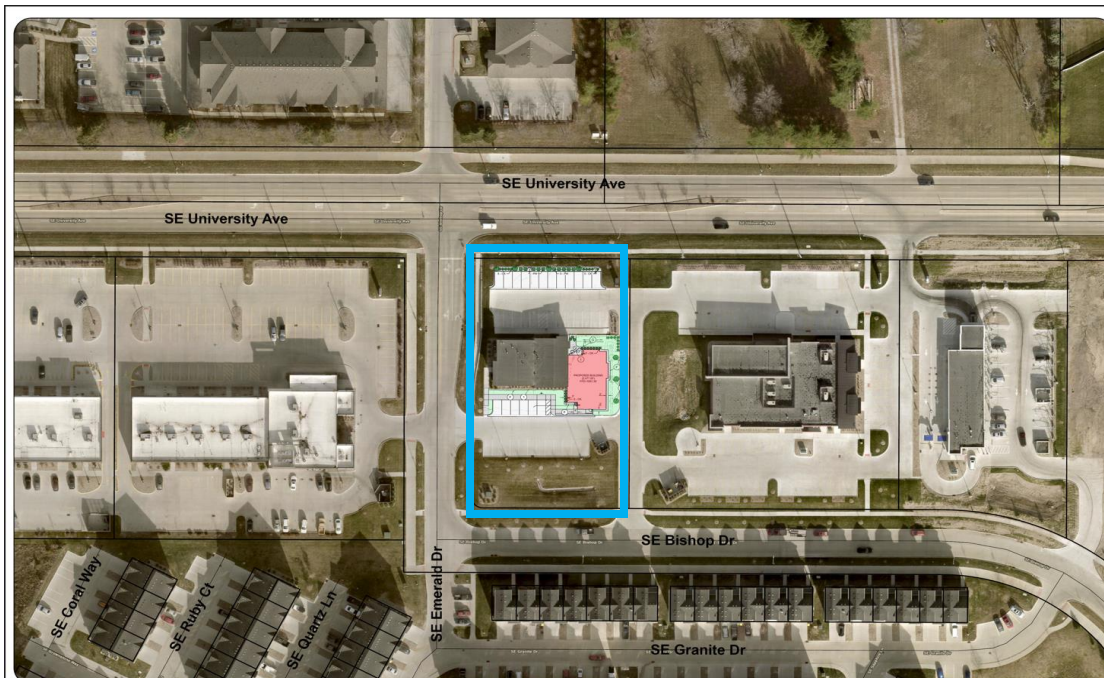
Owner’s Representative: Monte Applegate, PLA, Snyder & Associates

Request: The applicant is requesting approval of a site plan for a building addition to an existing dentistry office.

Location and Size: Property is generally located south of SE University Avenue and west of SE Waco Place / 98th Street, containing approximately 1 acre.

Property Address: 1250 SE University Avenue

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	The Nest Dentistry Office	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
North	Multi-Family Residential / Single Family Residential	High Density Residential / Single Family Residential	R-3 / PD-1 (Multi-Family Residential District / Planned Development District); C-1A (Neighborhood Commercial District)
South	Cove at Kettlestone Apartments / Townhomes	Medium Density Residential	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
East	Elite Eye Care	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)
West	Cove at Kettlestone Multi-Tenant Retail Building	Community Commercial	C-1 / PD-1 (Community and Highway Service Commercial District / Planned Development District)

PROJECT DESCRIPTION

The project includes the construction of an addition to an existing dental office building. The building is proposed to be approximately 2,471 square feet in area. The overall building square footage with the addition will be approximately 5,951 square feet. The main entrance to the building is located on the north side, facing SE University Avenue. The addition will have an access door on the south side of the building.

The trash enclosure will remain at the southeast corner of the site and the monument sign will remain at the northeast corner of the site, along SE University Avenue.

ACCESS AND PARKING

There are two accesses into this site from the public street, SE Bishop Drive. One access is located on the west side of the site and the other access is located on the south side of the site. There is also a shared access drive with the property to the east that can be accessed from SE University Avenue.

A total of 24 parking spaces are required for this facility. The total amount of parking proposed is 42 spaces including 2 accessible stalls. Eighteen (18) additional spaces are proposed with this site plan. The site plan also shows the 4 bicycle parking spaces to remain along the north side of the building. The proposed site plan meets the parking requirements of the ordinance.

SIDEWALKS/TRAILS

Five foot wide sidewalks have been installed along SE Bishop Drive on the south, SE Bishop Drive on the west, and SE University Avenue on the north. Sidewalks were also installed interior to the site in order to provide pedestrian connections from the parking lot to the building. The applicant is adding an additional sidewalk interior to the site to provide access to the addition.

UTILITIES

This site is serviced with all public utilities and those utilities will be extended as needed to service the building addition. Storm water detention will continue to be provided with a detention basin located at the south side of the site.

LANDSCAPING & OPEN SPACE

A minimum of 15% of the project area is required to be open space. The total amount of open space proposed is 45.25%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed of stone, Nichiha panels, and aluminum storefront system. The addition will match the existing building.

LIGHTING PLAN:

The applicant has stated that several existing light fixtures will be relocated on the site. All lighting fixtures were approved with the original site plan. The lighting plan meets the lighting requirements of the Site Plan Ordinance.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The Community Commercial classification provides a variety of uses that would serve the community and are located along minor or major arterials.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan for The Nest Pediatric Dentistry Building - Addition.