



EAGLE MOUNTAIN CITY
City Council Staff Report

JULY 7, 2015

Project: Eagle Mountain Health Center Site Plan
Applicant: Chas Johnson
Request: Site Plan
Type of Action: Action Item

Planning Commission

The Planning Commission voted to recommend approval of the Eagle Mountain Health Center Site Plan with a vote of 5-0. The Planning commission did have a condition of approval that the site plan approval is contingent on a amended plat being recorded to adjust the property lines. Staff recommends adding two other conditions 1) Water rights for this project is turned over to the City. 2) The retaining wall along the wash is reviewed and approved by the City Engineer.

Preface

This application is for a Site Plan located in the Porter's Crossing Town Center site Lot 8 approximately 1.18 ac in size. The Porter's Crossing development was approved by the City Council on May 3, 2011, along with a master site plan and preliminary plat (approved April 2011). This proposed project is for a health center facility. The center will have different health related services offered by different health professionals.

Buildings & Commercial Design Standards

The Eagle Mountain Health Center building is shown at 13,995 square feet. The building will contain four separate office spaces. These spaces are approximately 3,000 sq. ft. each. The project design does comply with the City's requirements for building & commercial design standards.

Building elevations and renderings have been submitted for the Eagle Mountain Health Center. Staff has no concerns with these elevations. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.



Parking

Required parking is 1 stall per 300 square feet of the building; this project would require 47 total stalls the submitted plan provides 54 total stalls with 3 handicapped stalls.

Landscaping

The applicants have designed the site according to our standards, including parking lot landscape islands with trees, pedestrian walkways, etc. 3 ½-foot high landscape berms are also required between sidewalks and parking areas, when adjacent to streets. These must be noted on the landscape plans. The applicants have provided entrance features similar to those found in other areas of The Ranches. There is a question regarding who is going to be responsible for the maintenance of the landscaping surrounding the site and extending out to Pony Express Pkwy. Is the applicant or the owner/developer of the Porter's Crossing Town Center going to be responsible?

Tickville Wash

The applicant is not planning on piping the wash but instead will install a retaining wall along the portions of the wash within the applicant's lot. The retaining wall specs will need to be submitted and approved by the City Engineer.

Lighting

All lights must be shielded downward and the light source may not be visible from surrounding properties. The lighting plan must comply with the City's dark sky ordinance requirements.

Signs

Proposed signage includes a monument sign facing Pony Express Parkway, a small directional sign at the main vehicular entrance and building signage. The monument sign will be designed with tenant names and logos, along with building name and address. A signage plan showing the planned locations of monument sign and directional sign has been submitted and reviewed. Staff has no concerns with this plan, as long as the signs meet the standards found in the City Code. Sign permits are required prior to any construction.

Future reviews

The applicant is proposing to redesign lots 7-9 within the existing Porter's Crossing Town Center plat. The applicant will be required to submit an amended plat to redefine the new lot lines. Currently the proposed site plan is on a smaller sized lot.

Recommended Motions

The recommended motion is provided for the benefit of the City Council and may be read or referenced when making a motion. The City Council has the option to recommend approval, recommend approving with conditions, table, or deny the application, and should make one of the following motions:

I move that the City Council approve the Eagle Mountain Health Center site plan with the following conditions:

- 1. The site plan approval is contingent on an amended plat being recorded to adjust the property lines.*
- 2. Water rights for this project are turned over to the City.*
- 3. The retaining wall along the wash is reviewed and approved by the City Engineer.*

Attachments

Overall Site Plan
Landscape Plans
Building Elevations & Renderings

