



Sterling Barnett Little, Inc.
Architecture / Planning / Interior Design / Consulting

City of Denton

Alternate Development Plan Review

ADP16-0005

Project: Denton Outpatient Clinic
Owner: Health Services of North Texas (HSNT)
Architect: Sterling Barnett Little, Inc. (SBL)
Engineer: Allison Engineering Group (AEG)
Occ. Type: Business
Construction: Type V A (Fully Sprinklered)
Area: 5,974 GFS
Acreage: 1.156 Acres

Project Narrative

The proposed project consists of a new, ground up outpatient health center of approximately 5,974 GSF located at 4304 Mesa Drive in Denton, 76207.

The existing site is an approximately 1.156 acre property that is currently undeveloped and located in between the I-35 Service Road to the east and Mesa Drive to the west. Bordered on the north and south property are small retail businesses, existing medical clinics, and a multistory hotel. Bordered on the west is existing commercial development. Adjacent properties of the proposed site access from the I-35 Service Road to the east, just north of the I-35 South Bound exit ramp to Highway 380. Adjacent properties located north and south of the proposed property are provided access from Mesa Drive and the I-35 Service Road to the east. Existing clinics operated by HSNT are provided site access from Mesa Drive only. The proposed property is proposed to initially have site access from Mesa Drive. Further development for the future expansion of the clinic operations will provide access for both Mesa Drive and ultimately the I-35 Service Road, although current funding limits HSNT in developing further/future development at this time. Additionally, current I-35 Express Construction Zone does not include the HSNT property. Existing utilities to support the facility are present with current design indicating requirements for connectivity and supply. Future expansion from I-35 could possibly impact this property and is currently undetermined.

This development provides essential health services to the local Denton community and surrounding areas. Health Services of North Texas has served the Denton community for over 25 years and is in the process, with this proposed facility, to expand their services and outreach to the community, thus creating a larger complex for localized health care services.



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The proposed facility is to be a one story, wood framed structure with a pier supported slab-on-grade floor system and foundation. The project will sit on an approximately 1.156 acre site with current frontage and site access on Mesa Drive. The site will accommodate required landscaping and parking for approximately thirty (30) spaces, generally located on the east and south sides of the property, including two (2) accessible parking spaces. The site development will include a dumpster enclosure of masonry construction with city approved corrugated steel panels, steel framing and steel bollards for both trash and recycling material.

The outpatient clinic will consist of approximately nine (9) exam rooms, centralized nurses station, physician offices, specimen lab, vaccine room, registration, check out and waiting area along with miscellaneous support spaces to include, but not limited to the IT room, mechanical closet and janitors closet. Provided in the facility are single holed toilets with both male and female accommodation for the public toilets and well as staff and patient toilets as required by FGI guideline for the clinical design aspect of the facility.

General massing for the project will include a basic one story element with two (2) projected sloped roofs creating a double volume space within the waiting rooms and centralized nurse station. The exterior body of the facility will be flanked with a walkway canopy on the west and south sides of the building connecting the main entrance on the south side. Walkway canopy structure will also accommodate shading of the clinic rooms on the referenced west side of the clinic. Main exterior material will be face brick masonry with thin stone accents and cement board siding. Main roof will consist of TPO single ply membrane roofing. Upper sloped roofs will consist of a prefinished standing seam metal roofing system.

SECTION 35.13.5 of the DDC, Subchapter 3.

A. Criteria for Approval. The goals and objectives which must be met, and by which the proposal will be judged are:

- a. Preserve Existing Neighborhoods.

As provided herein, including the following descriptions and exhibits: our Team believes we have achieved preservation of the existing neighborhood characteristics by use of strong architectural design methods, material selections and current and future site planning.

- b. Assure quality development that fits in with the character of Denton.

As provided herein, including the following descriptions and exhibits: our Team believes we have achieved a quality development that fits into the character of Denton by use of strong architectural design methods, material selections and current and future site planning.



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- c. Focus new development to activity centers to curb strip development and urban sprawl.

As provided herein, including the following descriptions and exhibits: our Team believes we have achieved a development that fits creates a campus like effect on our site and adjacent sites to the North and includes proposed future development plans to curb strip center development and urban sprawl.

- d. Ensure that infrastructure is capable of accommodating development prior to the development occurring.

As provided herein, including the following descriptions and exhibits: our Team believes we provided a development that is supported by existing infrastructure. Including current proposed and future proposed development.

- e. Ensure that the developer's alternative proposal results overall in a high quality development meeting the intent of the design standards in this Subchapter

As provided herein, including the following descriptions and exhibits: our Team believes we achieved a higher quality development that meets the intent of the design standards, including proposed deviations and mitigation efforts.

DRC Deviations noted for consideration

Section 35.13.13.3, A. Orientation, 4 – Primary orientation towards street.

- **(Preference) DRC preference was to orient building towards I-35 Service Road.**
- **(Deviation) Our team's reasoning for orienting the new building entrance to the south was in an effort to enhance future development, create a campus like environment, similar to the existing clinics to the North. Future development proposed would provide front orientation to the I-35 Service Road.**
- **(Mitigation) Our team's strategy for entry orientation is provided in detail below and can be referenced on the Current Proposed and Future Proposed Site Plan Exhibits A1 and A2.**

The project is proposed to have a future expansion, expanding the proposed building on the east side of the facility towards I-35, with proposed front orientation to I-35 Service Road. Currently, the project proposed is situated so that the new facility works with the existing adjacent clinics that HSNT operates and primarily creates a campus like effect for the different facilities. This includes both existing, proposed



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and future proposed construction. Covered walkways will connect all entrances for employees, staff and patients for ease of circulation between clinics. The new main entrance oriented to the south will ultimately include another entrance and frontage to the I-35 Service Road, when the proposed future expansion is built. Currently, the main access and egress to the facilities is on Mesa Drive (west side of the site). The proposed future expansion would front I-35 as Subchapter 35.13.13.3 suggests and further expand parking and drive entry on the I-35 Service Road (east side of the site) to complete the overall phased site and facility expansion development. Please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

Section 35.13.13.3, C. Parking, 1 – General requirement for rear parking

- **(Preference) DRC preference for rear parking orientation on site.**
- **(Deviation) Our team's reasoning for orienting the new building parking to the west and south was in an effort to enhance future development, create a campus like environment, similar to the existing clinics to the North with site access from Mesa Drive. Future development proposed would provide front orientation to the I-35 Service Road, connecting through the site.**
- **(Mitigation) Our team's strategy for rear parking orientation is provided in detail below and can be referenced on the Current Proposed and Future Proposed Site Plan Exhibits A1 and A2.**

Currently, the main vehicular access and egress to the HSNT facilities is on Mesa Drive (west side of the site). The proposed future expansion would front I-35 Service Road as Subchapter 35.13.13.3 suggests and further expand parking and drive entry on the I-35 Service Road side (east side of the site) to complete the overall proposed future site development.

The initial project will create off street parking off Mesa Drive as currently oriented with the existing HSNT clinics. This deviation from Subchapter 35.13.13.3.C.1, will only be temporary until such time the remainder of the site is built out and connected to the I-35 Service Road. Please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

Section 35.13.10 Access, Parking and Circulation Requirements, C.3 – Landscaping Standards where Front Parking is allowed, a. Parking lots shall be separated from street frontage by a 15' landscaping area to reduce visual impact.

- **(Preference) DRC preference for landscape buffer standards when front parking is allowed**
- **(Deviation) We proposed to maximize landscaping in the triangulated buffer area and provide more area overall, in order to exceed the equivalence of a 15' parallel landscape buffer.**



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- **(Mitigation) *Our team's strategy for the triangulated buffer area is provided in detail below and can be referenced on the Current Proposed and Future Proposed Site Plan Exhibits A1 and A2.***

Related to our proposed building orientation and parking location provided on the attached exhibits, the geometry of the site related to Mesa Drive creates a triangulated landscape area in which a small portion of parking is within a 10' buffer on the north side of the parking at the northwest corner of the site. We propose to maximize landscaping in the triangulated area and provide more area in order to exceed the equivalence of a 15' parallel landscape buffer in order to mitigate the condition. This will allow HSNT to maximize the site for the future proposed expansion and utilize the site in an efficient way. Although the configuration deviates from the code language, with this proposed landscape and site plan orientation, we will be providing additional landscaping above the minimum required. Further, the existing developments that border the HSNT property as well as adjacent properties in the neighborhood do not comply with current set back, side walk, and landscaping standards. With the improvements we are providing in the proposed project and future development, we will be addressing all standards for new construction. Please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

Section 35.13.13.3, B. DRC Comment – Offsets in linear facades are required over 100 feet.

- **(Preference) *DRC preference for offsets in linear facades, required over 100 feet***
- **(Deviation) *Our team's reasoning for offset in linear facades over 100 feet, would be addressed with the future proposed expansion. Current proposed building does not have an elevation exceeding 100 feet. Future proposed development would require the South façade to have offsets, which is currently provided by the perimeter canopy and entry vestibule.***
- **(Mitigation) *Our team's strategy for offsets in linear facades over 100 feet is provided in detail below and can be referenced on the Proposed Future Site Plan.***

Since the proposed project is to be expanded in the future on the east side of the building, the east side exterior elevation (currently under 100' linear feet) will have face brick masonry to match the other elevations of the building, but will be designed unarticulated for future building connection deviating from Subchapter 35.13.13.3. Until such time the expansion is constructed, we propose to provide additional landscaping (evergreen type for year round foliage) to articulate the currently proposed east façade. When the proposed future expansion is in place, the landscaping will be relocated to areas appropriate for the completed, future development. Otherwise facades exceeding 100' linear feet (South Elevation) on the proposed future building expansion are articulated with columns supporting a perimeter canopy routed to the proposed main entrance to the facility and offsets at the entry Vestibule. Slightly recessed windows articulate the North, South and West walls (currently under 100' linear feet). The main entrance feature projects and extends from the common walls and is capped with a drive through architectural



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canopy. The entry feature, although located facing south on the property, is highly visible from both east and west access conditions for the site. Please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

Section 35.13.10 C. DRC Comment – Staff recommends that the site exceed the landscaping requirements for parking lots as mitigation for the requested parking lot location deviation in addition to providing additional landscaping in the landscape buffer along Mesa Drive.

- **(Preference) DRC preference for additional landscaping requirements for parking lots**
- **(Deviation) Our team's reasoning for excess landscaping requirements is to allow for consideration of the triangulated buffer at the front yard, and proposed rear parking. Considering the future proposed expansion.**
- **(Mitigation) Our team's strategy for exceeding landscape requirements is provided in detail below and can be referenced on the Landscape Site Plan.**

Since the site proposes to encroach into the 15' buffer area where front parking is allowed, the proposed triangulated area (noted in comments above) would provide additional area at the front yard, exceeding the area covered by the standard linear 15' buffer. This allows for additional landscaping and provides additional landscaping for the parking lot outside of the required 15' buffer area. Deviation from Subchapter 35.13.10.C has been included on the proposed Exhibits for reference. Please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

Additional Factors for Consideration

The proposed development will be an improvement for the business and commercial neighborhood located on Mesa Drive. With the existing Health Services of North Texas facilities located to the north of the proposed development, the health care campus created by HSNT will expand with a brand new state of the art outpatient health center which is planned to be expanded in the future when funding becomes available. Architecturally, the proposed facility design and future expansion will improve the built environment in the immediate business and commercial district and would be similar in context to most Denton environments. The current facilities of HSNT are at capacity and this expansion is directly related to the growth of Denton and a population in need. Expansion of services will bring in additional physicians and health care workers to the area to serve the growing need. In summary, the proposed facility will provide an architectural gem that serves an essential need for the community. Variations to Subchapter 13 are intended to facilitate overall phased development as to allow Health Services of North Texas to develop their campus as funding allows and provide a facility that is accessible and functional in the short



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and long term. Again, please refer to **Exhibits A1, A2, B (1-5), C (1-4), D, E & F** for proposed building, site development and future proposed building expansion for the complete and finalized site.

ADP Exhibits (*attached)

- A1** - Architectural Site Plan (Phase 1 – Current Proposed),
- A2** - Architectural Site Plan, Future Expansion (Phase 2 – Future Proposed),
- B (1-5)** – Current Renders (Phase 1 – Current Proposed),
- C (1-4)** – Future Renders (Phase 2 – Future Proposed),
- D** – Landscape Plan (Phase 1 – Current Proposed),
- E** – Civil Site Plan (Phase 1 - Current Proposed),
- F** – Vicinity Map (Current Site),

ADP Narrative Attachments (*attached - below)

- Attachment 1** – Dump Truck Turning Radius Diagram,
- Attachment 2** – TxDOT Future ROW Maps