



Legislation Text

File #: ADP16-0005, **Version:** 1

Planning Report
ADP16-0005/Health Services of North Texas
City Council District 3
Planning & Zoning Commission
August 10, 2016

REQUEST:

Consider approval of an Alternative Development Plan (ADP) for the construction of a 5,947 square foot medical clinic. The subject property is generally located between Mesa and the South Interstate 35 East Service Road, approximately 215 feet south of the intersection of Mesa Drive and Barcelona Street within a Regional Center Commercial Downtown (RCC-D) District. (ADP16-0005, Health Services of North Texas, Cindy Jackson)

OWNER:

Health Services of North Texas

APPLICANT:

Rob Hudson with Sterling Barnett Little, Inc.

BACKGROUND:

The applicant is proposing to develop a 5,947 square foot outpatient medical clinic located on an undeveloped 1.156 acre lot. The applicant is requesting an ADP to deviate from the following sections of the Denton Development Code (DDC):

1. Section 35.13.13.3.A.3 specifies that the primary orientation of a building shall be toward the street rather than the parking area.
2. Section 35.13.13.3.C.1 states that all parking areas are to be located behind the building or on one or both sides of the building.
3. Section 35.13.10.C.3, Landscaping Standards where front parking is allowed -
 - a. Parking lots shall be separated from the street frontage by a 15-foot landscape area to reduce visual impacts.
 - c. A landscape berm with a maximum 1 on 4 side slope on both sides shall be designed within the 15-foot landscape area to help screen the parking lot.

An ADP provides an applicant the option to alter from the design criteria of Subchapter 13 of the DDC through a discretionary site plan review by the Planning and Zoning Commission. The purpose of the submitted ADP is to allow the development of Phase 1 medical clinic with the requested deviations.

SITE DATA:

The subject property is approximately 1.156 acres, generally located between Mesa and the South Interstate 35

East Service Road, approximately 215 feet south of the intersection of Mesa Drive and Barcelona Street. The parcel is rectangular in shape and access will be taken from Mesa Drive.

CONSIDERATIONS:

1. The applicant is requesting to deviate from Section 35.13.13.3.A.3 which specifies that the primary orientation of a building shall be toward the street rather than the parking area as shown on the attached site plan. The intent of this provision is to create an urban character that is visually appealing and pedestrian friendly. According to the applicant, this deviation will ensure that the proposed clinic will relate to the existing adjacent clinic located to the north which is owned and operated by the property owner, and create a “campus-like” atmosphere. To mitigate this deviation, the applicant has proposed to design the front and side of the building with a covered walkway with brick columns to facilitate access to staff and pedestrians toward the side entrance of the building.
2. Section 35.13.13.3.C.1 states that all parking areas are to be located behind the building or on one or both sides of the building. The applicant is proposing to provide parking between Mesa Drive and the front of the building as can be seen on the attached site plan. The applicant states that locating the parking between the building and the street will aid in achieving the desired “campus-like environment” similar to the existing clinic located to the north of the site.
3. Section 35.13.10.C.3, Landscaping Standards where front parking is allowed -
 - a. Parking lots shall be separated from the street frontage by a 15-foot landscape area to reduce visual impacts.

The proposed landscape buffer tapers from approximately 19-foot at the south end to 10-foot at the north end due to the alignment of the street in relation to the subject site, resulting in a buffer that provides more overall landscaped area than the required 15-foot landscape buffer.

4. Section 35.13.10.C.3, Landscaping Standards where front parking is allowed -
 - c. A landscape berm with a maximum 1 on 4 side slope on both sides shall be designed within the 15-foot landscape area to help screen the parking lot.

The drainage of the site, towards Mesa Drive, prohibits the use of a landscape berm. To compensate for the loss of the berm the applicant is providing a 3-foot high wrought iron fence with a 3-foot high continuous row of 45 cherry sage shrubs along the frontage, with required plantings of 3 pistachio trees and 1 cedar elm tree. The attached landscape plan illustrates the proposed landscape buffer along Mesa Drive.

In addition to the above referenced mitigations, the applicant proposes the following additional mitigations as shown on the attached landscape plan:

- a. The applicant proposes to plant 4 ½-inch caliper trees in lieu of the required 2-inch caliper trees that are required. This may be above the minimum required 2-inch tree caliper, however the ultimate tree canopy will not increase when the trees are mature.
- b. The applicant proposes 10% of the parking area to be landscaped and 57.91% of the parking area to be covered by tree canopy. The DDC requires a minimum of 7% of the total parking to be landscaped and a minimum of 15% of the required parking to be covered by tree canopy.

- c. The landscape plan indicates that a total of six trees will be located along the frontage adjacent to the I-35 Service Road. Per Section 35.13.7.C of the DDC, only three trees are required along the Service Road.
5. Criteria for Approval. The goals and objectives which must be met, and by which the proposal will be judged are:
- a. Preserve Existing Neighborhoods.
The surrounding businesses are commercial in nature and include a medical clinic to the north of the subject site. As such, no adverse impact is anticipated with this new development.
 - b. Assure quality development that fits in with the character of Denton.
The proposed enhanced building elevations including a covered walkway with brick columns and an architecturally prominent entryway are visually appealing. The enhanced landscape buffer along Mesa Drive complements the attractive building façade, helps to frame the street, and will set a new standard for future development or redevelopment in the area.
 - c. Focus new development to activity centers to curb strip development and urban sprawl.
The subject site is located within the RCC-N zoning district. This area is located within an activity corridor with commercial and industrial uses.
 - d. Ensure that infrastructure is capable of accommodating development prior to the development occurring.
The Engineering Department has determined that there is adequate infrastructure to accommodate the proposed medical clinic.
 - 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 previously stated, the enhanced building elevations and landscape buffer will set a new standard for future development or redevelopment in this area.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request as it is compatible with the surrounding property and is meets the Alternative Development Plan criteria for approval with the following condition:

1. The proposed development shall substantially comply with the attached site plan, building elevations and landscape plan.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PROJECT TIMELINE:

Application Received:	February 26, 2016
1 st Submittal Sent to DRC Members:	March 3, 2016
Comments Released to Applicant:	March 22, 2016
DRC Meeting with Staff:	April 25, 2016
2 nd Submittal Sent to DRC Members:	May 25, 2016

Comments Released to Applicant:	June 8, 2016
3rd Submittal Sent to DRC Members:	June 27, 2016
Comments Released to Applicant:	July 11, 2016
Conference Call to Discuss Outstanding Review Comments:	July 13, 2016
4 th Submittal Sent to DRC Members:	July 19, 2016
Meeting with Applicant	July 21, 2016
5 th Submittal Sent to DRC Members:	July 28, 2016
Comments Released to Applicant:	July 28, 2016
Conference Call to Discuss Outstanding Review Comments:	July 28, 2016
6 th Submittal Sent to DRC Members:	July 28, 2016
Comments Released to Applicant:	August 1, 2016
Business Days under DRC Review:	34
Business Day out to Applicant:	84
Total Business Days:	118

EXHIBITS:

- Aerial Map
- Site Plan
- Landscape Plan
- Building Elevations
- Applicants Narrative

Reviewed By:
Ron Mengueta, AICP
Long Range Planning Administrator

Prepared by:
Cindy Jackson, AICP
Senior Planner