



Legislation Text

File #: ADP16-0009, **Version:** 1

Planning Report
ADP16-0009/Medpark Medical Office
City Council District 1
Planning & Zoning Commission
August 10, 2016

REQUEST:

Consider approval of an Alternative Development Plan for the construction of a 5,200 square foot medical clinic. The subject property is generally located on the south side of Medpark Drive, approximately 327 feet southeast of the intersection of Medpark Drive and Brinker Road within a Regional Center Commercial Neighborhood (RCC-N) District. (ADP16-0009, Medpark Medical Office, Cindy Jackson)

OWNER:

Walker Leasing, LLC

APPLICANT:

Matt Moore with Claymoore Engineering

BACKGROUND:

The applicant is proposing to develop the subject property with a 5,200 square foot medical office. The applicant is requesting an Alternative Development Plan (ADP) to deviate from Section 35.13.13.3.C.1 of the Denton Development Code (DDC) which states that all parking areas are to be located behind the building or on one or both sides of the building.

In 2008, the Planning and Zoning Commission approved ADP08-0010 permitting the same deviation from Section 35.13.13.3.C.1. for the medical office located adjacent to the subject site on the southeastern side.

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 a medical office with parking spaces located at the front of the building.

SITE DATA:

The subject property is approximately 0.93 acres, on the south side of Medpark Drive, approximately 327 feet east of the intersection of Medpark Drive and Brinker Road. Access will be taken from Medpark Drive.

CONSIDERATIONS:

1. The applicant is requesting to deviate from Section 35.13.13.3.A.3 which specifies 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 Medpark Drive and the front of the building as can be seen on the attached site plan. According to the applicant, this deviation will ensure that the site layout of the proposed medical office will mirror that of the existing adjacent the medical office with regard to building

placement, the front landscape buffer, and parking.

To mitigate this deviation, the applicant has proposed an enhanced 15-foot front landscape buffer along Medpark Drive. The proposed 15-foot front buffer will include the following:

- 4 large trees planted for every 40 linear feet of street frontage,
- a two-foot high berm, and
- 48 landscape shrubs

In addition to meeting the requirements for Section 35.13.10.C.3, the applicant is proposing to plant 3 ornamental trees placed between the large trees which are intended to reduce the visual impact of the parking lot.

The applicant is also proposing to provide open space area on the site that exceeds DDC requirement of 15%. Specifically, the applicant is proposing to provide 34.63% of open space area. Please refer to the attached landscape plan for a visual representation of the proposed site landscaping.

2. The applicant will comply with the following front landscape buffer requirements:

Section 35.13.10.C.3, Landscaping Standards where front parking is allowed -

The following landscape standards shall apply to areas in which front parking is permitted:

- a. Parking lots shall be separated from the street frontage by a 15' landscape area to reduce visual impacts.
- b. The 15 feet landscape area shall begin from the Public Utilities Easement (PUE). If an easement does not exist, the landscape area shall begin from the street right-of-way.
- c. A landscape berm with a maximum 1 on 4 side slope on both sides shall be designed within the 15' landscape area to help screen the parking lot.
- d. Large trees shall be planted every 40 linear feet within the 15' landscape area.
- e. A minimum of 3 small accent trees clustered every 30 linear feet within the 15' landscape area may be substituted for the large tree requirement.
- f. At least one or any combination of the following shall be used to help screen the parking lot:
 - i. Xeriscape landscaping shall be planted within the 15' landscape area. Xeriscape landscaping shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years no water irrigation is required;
 - ii. A minimum 3-foot high continuous row of evergreen shrubs planted within the 15' landscape area; or
 - iii. A minimum 3-foot high continuous wall made of any combination of wrought iron, masonry, stone or decorative concrete panels within the 15' landscape area. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
- g. Parking lots shall provide interior planting islands between parking spaces at an average of every 10 parking spaces to avoid long rows of parked cars. The planting islands shall be a minimum of 153 square feet and be protected by a 6-inch high curb on all sides and a 12-

inch wide concrete step-off area adjacent to parking spaces. A large tree shall be planted within this planting island.

3. 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 proposed medical office is consistent with the existing development in the area and is a permitted use in the RCC-N district. As such, no negative impact is anticipated.

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

The proposed medical office site will be similar to previously approved medical office site (ADP08-0010). These similarities will ensure that the site will correspond with the character of the area and Denton as a whole.

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

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 infrastructure needs of the proposed development have been evaluated by the Engineering Department and approved by the Development Review Committee.

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.

The proposed medical office site will result in a high quality development. The proposed enhanced front landscape buffer will provide an attractive edge to the street and effectively screen the front parking lot. The provision of additional open space increase the aesthetic value of the site.

STAFF RECOMMENDATION:

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

1. The proposed development shall substantially comply with the attached site plan 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:	April 26, 2016
1 st Submittal Sent to DRC Members:	April 28, 2016
Comments Released to Applicant:	May 12, 2016
2 nd Submittal Sent to DRC Members:	May 26, 2016
Comments Released to Applicant:	June 9, 2016
3 rd Submittal Sent to DRC Members:	June 22, 2016
Comments Released to Applicant:	July 8, 2016

Business Days under DRC Review:	29
Business Day out to Applicant:	19
Total Business Days:	48

EXHIBITS:

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

Reviewed By:
Ron Menguita, AICP
Long Range Planning Administrator

Prepared by:
Cindy Jackson, AICP
Senior Planner