

May 18, 2017

Deborah Willson
City of Boerne
Planning and Community Development
402 E. Blanco
Boerne, Texas

Re: Christus Santa Rosa – Medical Office Building
Request for Creative Alternative to Parking Layout

Ms. Willson:

Per the City of Boerne Zoning Ordinance, Section 3.09.003.B, we respectfully request approval of a creative alternative to locating all parking spaces to the side and rear of the proposed Medical Office Building (MOB). Based on the use and layout of the site, we feel an alternative with a more centrally located building and additional landscape screening would better serve the visitors of the MOB and the community in general.

As shown on the attached Site Plan, the proposed MOB will front on Christus Parkway with approximately 26% of its required 247 parking spaces located between the front face of the building and the street. The project site is located near the intersection of Christus Parkway and S. Main St., making it visible from both streets. Strictly adhering to the Zoning Ordinance would result in longer walking distances (>300 ft.) for patients of the MOB. In addition, placing all parking to the side and rear of the building would result in more parking visible from S. Main St. The parking layout as proposed would better balance the aesthetics from both adjacent streets.

Mitigation of the parking located in front of the building will be provided by screen plantings per the attached Landscape Plan. Low level shrubs will be utilized in front of the parking lot to screen views of the vehicles from Christus Parkway. In addition, enhanced landscaping within the parking lot medians will provide further visual screening. Two ground-level 3D renderings are also attached to this letter to help visualize the effectiveness of the landscape screening.

If you have any questions regarding this matter, please contact me by phone at 830-249-0600 or by email at kkolacny@matkinhoover.com.

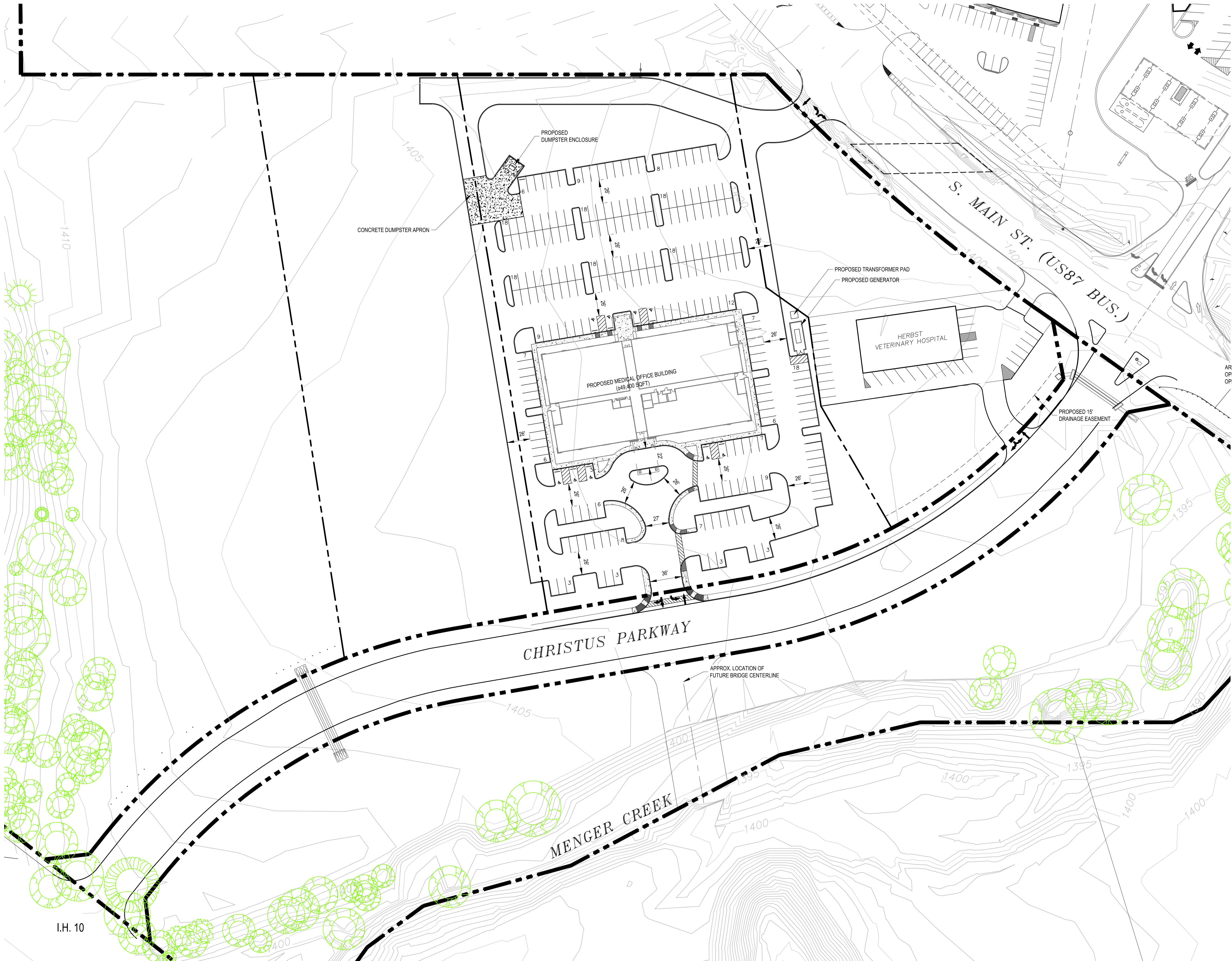
Sincerely,
Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512



Ken Kolacny, P.E.
Vice President

Attachments

Z:\PROJECTS\2213 - Christus Santa Rosa-Boerne\43 - MOB\Exhibit\EXHIBIT - PRELIM Site Plan Medical Office BLDG.dwg Date: May 18, 2017 10:10am User: D. Skelch



PARKING SUMMARY	
PARKING SPACES REQUIRED (1/200SQFT)	= 247
PARKING SPACES PROVIDED (5.0/1,000SQFT)	= 247
PARKING SPACES IN FRONT OF BLDG	= 65 (26%)

OPEN SPACE SUMMARY	
AREA OF BUILDING & VEHICLE ACCESS/PARKING	= 149,700 SQFT
OPEN SPACE REQUIRED (5%)	= 7,500 SQFT
OPEN SPACE PROVIDED	= 29,800 SQFT

N

SCALE: 1"=50'

0 25' 50' 75' 100'

SHEET SIZE: 24" x 36"

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Ken B. Kolacny, Registered Professional Engineer, State of Texas, Registration No. 86300. DATE: 04/20/2017

REVISIONS:

MATKINHOOVER

ENGINEERING & SURVEYING

3303 SHELL ROAD SUITE 100
BOERNE, TEXAS 78006
CONTACT: 817.868.2244
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-102400

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN
MEDICAL OFFICE BUILDING
FOR
CHRISTUS SANTA ROSA
BOERNE, TEXAS

JOB NO.	2213.43
DESIGNED BY:	KBK
DRAWN BY:	SGL
CHECKED BY:	ERM
SHEET #	1 OF 1



ARTISTIC RENDERING; ACTUAL
DESIGN/INSTALL MAY VARY.

**COOPER
LOCHTE**
LANDSCAPE ARCHITECTURE, LLC
12770 CIMARRON PATH, SUITE. 100
SAN ANTONIO, TEXAS 78249
PH. 210/821-6570



3D Impulse

