

Project Narrative

Palladium Denton West – SUP Request

Overview: On behalf of Palladium USA International, Inc. “Palladium”, Maxwell Fisher of ZoneDev requests approval of a Specific Use Permit for a 120-unit multi-family proposal on the approximate 4.11-acre property northeast of Fallmeadow Street and Gardenview Circle. The development will consist of a single, 3-story building surrounding an outdoor amenity courtyard. The residential community will be comprised of 36, 1-bedroom units, 60, 2-bedroom units, and 24, 3-bedroom units. The residential development will provide affordable housing and qualifies for the city’s affordable housing program with respect to administrative approval of certain deviations from city code.

Site Conditions and Surrounding Properties: The subject property is undeveloped. The property is primarily flat with a few small hills. There are a limited number of trees on the property. The property has reasonable access to connect to water and sewer, and the property can be designed to drain stormwater without negative impact to surrounding properties. The subject property is embedded in a higher density residential area with existing multi-family zoning to the west, south and east of the property. There are multi-family zoned properties to the east and south developed with 2-story multi-family developments. The property to the west is zoned multi-family but was developed into single story duplexes. Fallmeadow Street separates the subject property from the neighborhood to the west, providing an appropriate transition. The property to the north is undeveloped except for drainage infrastructure to the northeast.

Proposed Community: Palladium, as a developer of high-quality residential communities, has an excellent reputation for delivering best in class living communities. Palladium’s developments bring a range of both interior and exterior amenities, as well as several programs designed to enhance the lives of their residents. Palladium is a leader in residential facility management. Unlike most developers, Palladium is a long-term owner and true fixture in the communities they occupy. Palladium is an active partner in the community, regularly providing services and participating in meaningful activities that enrich the lives of their residents and others in the community.

The main building entrance will face Fallmeadow Street. The single building will aid in creating an aesthetically pleasing streetscape. The design team placed the building as close to Fallmeadow as possible to best engage the street, connect residents to the public realm, and to create a neighborhood feel along Fallmeadow Street. There would be street trees, a 10-foot wide sidewalk along Fallmeadow Street followed by additional trees and plant material as part of an Alternate Landscape Plan. Trees will be preserved in certain peripheral locations to provide shade and immediate enhanced value to the community. There will be an interior amenity courtyard with a recreation area that includes a pool.

Affordable Housing: Palladium requests administrative approval of certain deviations from code or alternative compliance allowed under the city’s housing affordability incentive program, Section 2.12 Affordability Incentive Procedures. Palladium requests the Affordability Incentive Qualifications apply to the following requests:

- 1) **Building Height in Transition Areas: Increase the building height to 3 stories not to exceed 48 feet in height. Section 2.12.F.2.f** The proposed building height ranges from approximately 43 feet on the west side to 48 feet near the northeast corner because of grade change. The third story and additional height will allow a steeper gable roof and taller ceilings between floors. A steeper roof will create a more aesthetically pleasing building design, and a higher quality

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development. The proposed height is generally compatible with the adjacent zoning districts and properties, allowing a maximum of 40 feet in height. The multi-family properties to the east and south are multi-stories in height. Fallmeadow will provide adequate spacing from the duplexes to the west. *Section 7.10.6*

- 2) **Off-street Parking: Decrease the parking requirement to 1 parking space for each of the 81 affordable housing units, or 81 parking spaces. Section 2.12.F.2.i** Palladium is taking advantage of the City of Denton’s affordable housing ordinance. The requested reduction will better align with actual parking demand. Strict compliance with the parking requirement would leave inadequate space for the building, less open space/landscape area and disruption to existing protected trees, decreasing quality of life for future residents. *Section DDC 7.9.4 & Table 7.9-I*

- 3) **Parking Lot Landscaping: Exemption from Section B of the parking lot landscaping requirement. Section 2.12.F.2.h** Request to re-located parking lot landscaping islands with trees required along the eastern perimeter to avoid conflict with a required utility easement. The affordable housing incentive program allows a reduction in required landscaping points. *DDC 7.7.5 F.4.b.ii & Table 7.E*

Modification of Minimum Parking Requirement by Director: In accordance with DDC 7.9.5G, decrease the parking requirement to 2 parking spaces per each of the 39 market-rate multi-family units, or 78 required parking spaces. The requested reduction will better align with actual parking demand. Palladium requests to decrease the parking requirement for the 39 market-rate units to 2 parking spaces per unit. The requested reduction is warranted based on the demand data below taken from Palladium properties. The overall parking requirement would be 159 parking spaces. Palladium will provide approximately 169 on-site parking spaces while yielding approximately 155 vehicles parked at peak hour. - *Section 7.9.4, Table 7.9-I*

Property	Date	Time of Count	Number of Cars	Total Bedrooms	Total Units	Cars/ Bedroom	Proposed Parking Spaces
Palladium Farmersville	3/30/2023	2:00 AM	104	152	80	0.68	
Dallas Stemmons	3/30/2023	2:00 AM	92	142	87	0.64	
Palladium Fain Street	3/30/2023	2:00 AM	87	134	90	0.64	
Palladium Farmersville	4/4/2023	2:00 AM	86	152	80	0.56	
Dallas Stemmons	4/4/2023	2:00 AM	90	142	87	0.63	
Palladium Fain Street	4/4/2023	2:00 AM	89	134	90	0.66	
Denton West Projected	-	-	155	228	120	0.68	169

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Conformance with the Denton 2040 Comprehensive Plan: The subject property and most of the surrounding properties are designated as “Moderate Residential” on the Future Land Use Map of the Denton 2040 Comprehensive Plan. “Moderate Residential” includes development with densities of 5 to 10 units per acre. This density would be infeasible on the property of this size. Moreover, the three adjacent multi-family properties have densities ranging from 21 to 31 units per acre. The proposed density of 26 units per acre is necessary to construct a high quality fully amenitized multi-family development. This density would be generally consistent with the adjacent multi-family properties.

The Fiscal and Economic Vitality section of the Plan called for a “...broad array of housing choices...” and “re-investment and infill” in underutilized areas of the city.” The proposal would provide a high-quality residential development on an infill property. The proposal is in general conformance with the Denton Plan.

Infrastructure: Please refer to the enclosed summary on utility infrastructure and stormwater management.

Specific Use Permit Criteria:

- The proposal will be compatible with the surrounding residential uses.
- The development will have appropriate building setbacks and landscaping to minimize impacts to adjacent properties.
- The development will comply with the DDC and other applicable codes with exception of the aforementioned items.
- There will be two points of vehicular access including a looped two-way driveway through the property to provide excellent access. Parking will be screened from the street and the refuse container will be screened.
- The proposal will be in general conformance with the Denton 2040 Comprehensive Plan
- The proposed use will not adversely impact the health, safety, and welfare of the residents of the area and the City of Denton