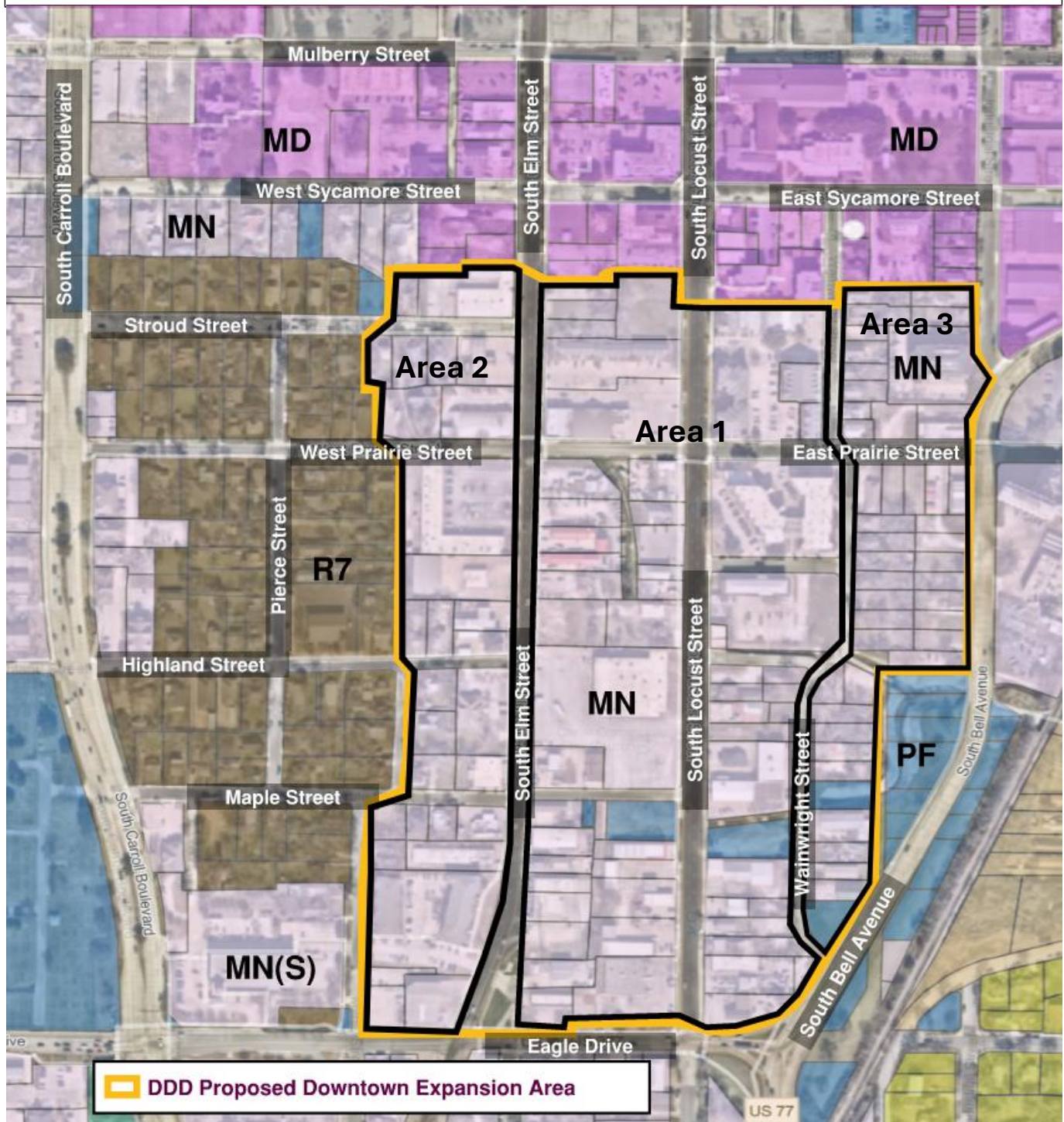


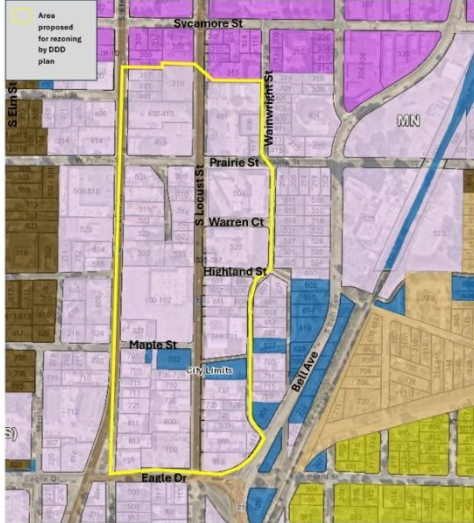
## ANALYSIS AND RECOMMENDATION:

### Analysis by Area

In order to facilitate analysis, staff divided the area proposed for expansion of the Mixed-Use Downtown (MD) zoning into 3 Analysis Areas, as shown in the map below. A table summarizing analysis points for each of the three areas follows.

### **Proposed Mixed-Use Downtown (MD) Expansion Area Divided into 3 Analysis Areas**



|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                  | <b>Area 1: South of Sycamore between Elm and Wainwright Streets</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Area:</b>                                                                                                                     | ~14 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Lots:</b>                                                                                                                     | 60 lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Lot Breakdown by Use:</b><br><i>(Accuracy of use types limited by currency of city use data, which can vary by property).</i> | <ul style="list-style-type: none"> <li>• 46 Commercial Lots</li> <li>• 9 Vacant Lots</li> <li>• 5 Multifamily Lots</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Current Zoning:</b>                                                                                                           | Mixed-Use Neighborhood (MN) and Public Facilities (PF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Proposed Zoning:</b>                                                                                                          | Mixed-Use Downtown (MD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Zoned Downtown Commercial-General (DC-G) prior to 2019?</b>                                                                   | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Consistent with Future Land Use Map:</b>                                                                                      | Yes, Future Land Use Map designation is “Downtown Denton” which is consistent with a Mixed-Use Downtown zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Analysis Summary:</b>                                                                                                         | <ul style="list-style-type: none"> <li>• Area consists of multifamily and aging commercial uses and vacant lots.</li> <li>• Expanding MD zoning would create more flexibility for reuse of existing buildings and opportunities for redevelopment.</li> <li>• Greater flexibility to pursue Downtown-style development may encourage adaptive reuse and redevelopment in line with the Denton 2040 Comprehensive Plan and the DDD Plan, which both call for denser and more walkable infill development, supporting vibrant daytime and nighttime activity Downtown, and increasing housing options Downtown.</li> </ul> |
| <b>Recent Change in Area?</b>                                                                                                    | Yes – majority of lots were removed from the floodplain. See <a href="#">Exhibit 4</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Potential Negative Impacts Anticipated from expanding MD?</b>                                                                 | No – properties were previously zoned Downtown Commercial-General, properties are not adjacent to single-family residential uses, and street and utility infrastructure were recently upgraded.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Recommendation:</b>                                                                                                           | Expand MD zoning to all MN lots within Area 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|                                                                                                                                  | <b>Area 2: South of Sycamore – West of Elm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Area:</b>                                                                                                                     | ~10 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Lots:</b>                                                                                                                     | 30 lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Lot Breakdown by Use:</b><br><i>(Accuracy of use types limited by currency of city use data, which can vary by property).</i> | <ul style="list-style-type: none"> <li>• 12 Commercial Lots</li> <li>• 4 Duplex/Triplex/Fourplex Lots</li> <li>• 9 Single-Family Residential Lots (5 owner-occupied)</li> <li>• 2 Multifamily Lots</li> <li>• 3 Vacant Lots</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Current Zoning:</b>                                                                                                           | MN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Proposed Zoning:</b>                                                                                                          | MD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Zoned Downtown Commercial-General (DC-G) prior to 2019?</b>                                                                   | Yes (except for 1 lot zoned Downtown Residential 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Consistent with Future Land Use Map:</b>                                                                                      | Yes, Future Land Use Map designation is “Downtown Denton” which is consistent with a Mixed-Use Downtown zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Analysis Summary:</b>                                                                                                         | <ul style="list-style-type: none"> <li>• Area is a mix of aging commercial lots fronting on South Elm Street, single-family residences and duplexes behind the commercial lots, and a large multifamily development to the south.</li> <li>• Expanding MD provides more opportunities to property owners to redevelop the area as a denser, more walkable mixed-use area, with more buildings fronting the street and less large parking lots.</li> <li>• Providing a consistent depth of MD zoning along South Elm Street removes a potential challenge for the future creation of larger, higher-quality multifamily and mixed-use developments, as well as smaller infill developments, both of which the DDD Plan envisions for this area.</li> <li>• Existing DDC buffer standards help mitigate potential negative impacts on existing single-family lots adjacent to the area proposed for expansion of MD zoning. Concerns about single-family residential uses within the area becoming non-conforming can be addressed by ordinance language.</li> </ul> |
| <b>Recent Change in Area?</b>                                                                                                    | Yes – 8 of 29 lots were removed from the floodplain. See Exhibit 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Potential Negative Impacts Anticipated from expanding MD?</b>                                                                 | No, ordinance expanding MD zoning into the area is written to state that single-family uses will remain conforming, and Denton Development Code buffer standards help mitigate potential negative impacts of the expansion of MD zoning on existing single-family lots adjacent to the area proposed for the rezoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Recommendation:</b>                                                                                                           | Expand MD zoning to all MN lots within Area 2, with ordinance language which keeps single-family uses within the area of expansion conforming.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|                                                                                                                                  | <b>Area 3: South of Sycamore – East of Wainwright</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Area:</b>                                                                                                                     | ~10.5 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Lots:</b>                                                                                                                     | 45 lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Lot Breakdown by Use:</b><br><i>(Accuracy of use types limited by currency of city use data, which can vary by property).</i> | <ul style="list-style-type: none"> <li>• 17 single-family residential (3 owner-occupied)</li> <li>• 17 Vacant lots</li> <li>• 1 Infrastructure lots</li> <li>• 1 Institutional</li> <li>• 7 Commercial lots</li> <li>• 2 Multifamily lots</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Current Zoning:</b>                                                                                                           | MN and PF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Proposed Zoning:</b>                                                                                                          | MD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Zoned Downtown Commercial-General (DC-G) prior to 2019?</b>                                                                   | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Consistent with Future Land Use Map:</b>                                                                                      | Yes, Future Land Use Map designation is “Downtown Denton” which is consistent with a Mixed-Use Downtown zoning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Analysis Summary:</b>                                                                                                         | <ul style="list-style-type: none"> <li>• Area is a mix of commercial, residential, and multifamily uses, and it has the highest number of vacant lots of any of the areas studied. It is bifurcated by many streets, drainage channels, and city-owned drainage lots which limit available real estate.</li> <li>• Area of opportunity for adaptive reuse and redevelopment, given its proximity to the Square, many vacant lots, limited sidewalks, and aging residential and commercial buildings.</li> <li>• Available land for redevelopment is limited by the right-of-way and infrastructure cutting through the area, and by the large number of trees. MD provides more flexible standards than MN, which are likely needed to enable townhome, multifamily, and mixed-use development in this area.</li> </ul> |
| <b>Recent Change in Area?</b>                                                                                                    | Yes – majority of lots were removed from the floodplain. See <a href="#">Exhibit 4</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Potential Negative Impacts Anticipated from expanding MD?</b>                                                                 | No, ordinance expanding MD zoning into the area is written to state that single-family uses will remain conforming.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Recommendation:</b>                                                                                                           | Expand MD zoning to all MN lots in Area 3, with ordinance language keeping single-family uses within the area of expansion conforming.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

