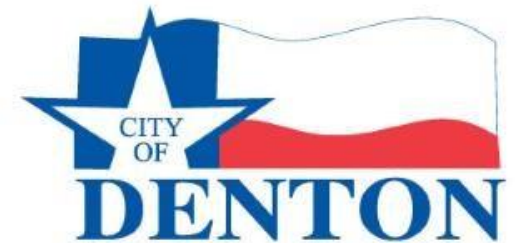


# S22-0002e Pathway on Woodrow

June 28, 2022  
City Council



# Request & Site Data

Specific Use Permit (SUP) to permit multi-family dwellings on approximately 11.89 acres in SC District

Site located on the east side of Woodrow Lane, south of East McKinney Street

ESA Riparian Buffer on the east property line

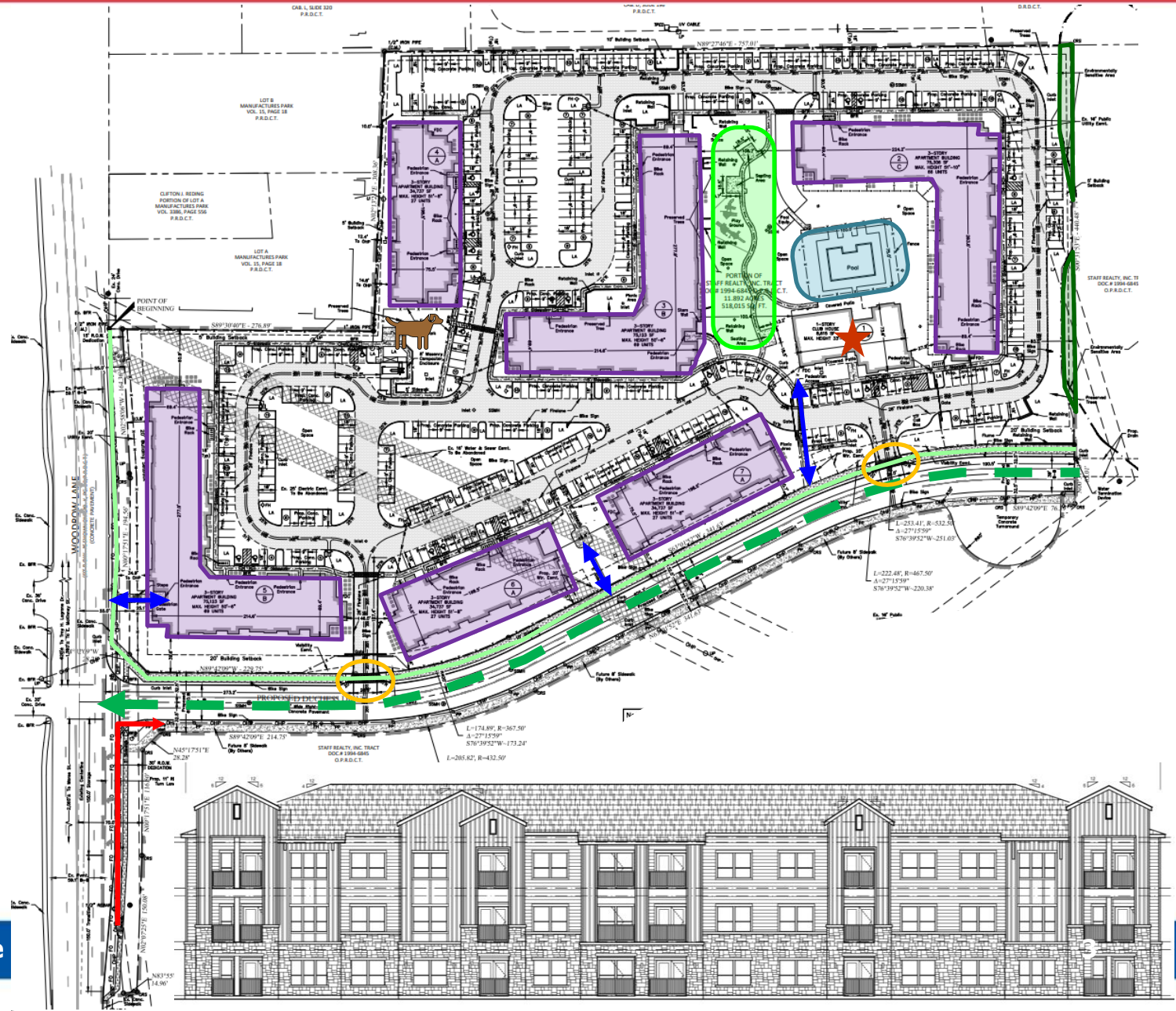


6/28/2022

File ID: S22-0002e

# Site Plan

- 285 units in six three-story buildings
- Open space and recreation amenities
- 476 parking spaces; bicycle parking
- 2 vehicular connections to Duchess Dr; 3 pedestrian connections
- Construction of Duchess Drive with a 10-foot shared path
- Buildings sited to define the street



6/28/2022 File ID: S22-0002e

# Landscape Plan

- Foundation plantings
- Tree plantings in common areas
- Preserved ESA
- Tree preservation requirements must be met



# Denton 2040 Comprehensive Plan

**FLUM: Moderate Residential:** 4-12 du/acre; transition between single-family neighborhoods + mixed-use or commercial areas

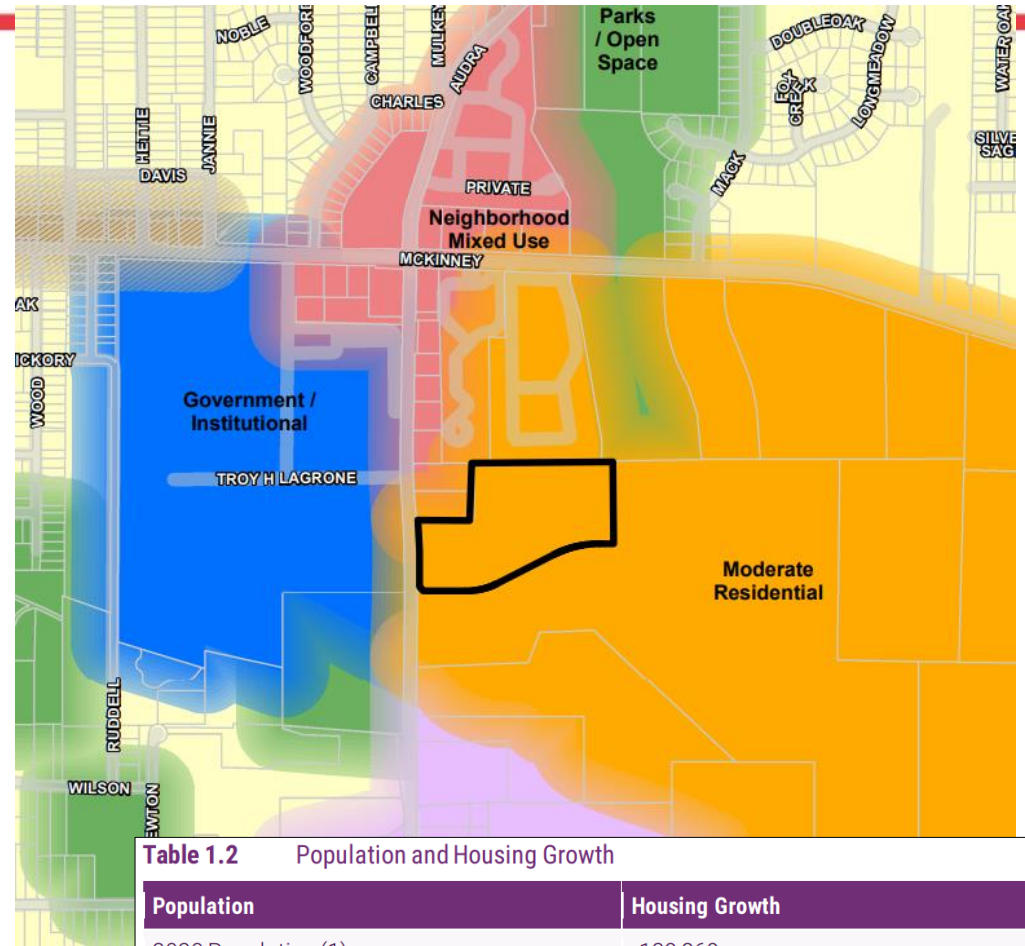
## Population:

- Consistent with housing demand near the urban core served by existing roadway and utility networks;
- Vision: “A compact development pattern which includes expanded areas of mixed use, a broad array of housing and retail choices responding to changing demographics and market preferences, and re-investment and infill in underutilized areas of the City”

**Preferred Land Preservation Plan:** No impacts to ESA

## Housing:

- Goal HN-1: ...meet the needs of all residents with a diverse array of choices in type, cost, and location.
- Policy 7.2: Expand the availability of affordable housing choices for community members most in need of housing



**Table 1.2** Population and Housing Growth

Population	Housing Growth
2020 Population (1)	139,869
2020 Household Size (2)	2.41
2020 Total Housing Units (3)	58,085
2040 Population Projection (4)	229,192
2020 – 2040 Population Change (5)	89,323
<b>2040 Housing Demand (6)</b>	<b>37,094</b>
Total Projected 2040 Housing Units (7)	95,179

Source: (1) 2020 US Census, (2) 2020 Population/2020 Total Housing Units, (3) 2020 US Census – Total Housing Units, (4) 2021 City of Denton estimate, (5) 2040 Population Projection – 2020 Population, (6) 2020 – 2040 Population Change/Household Size, (7) 2040 Housing Demand + 2019 Housing Units.



# Compatibility with surrounding area

## Adjacency:

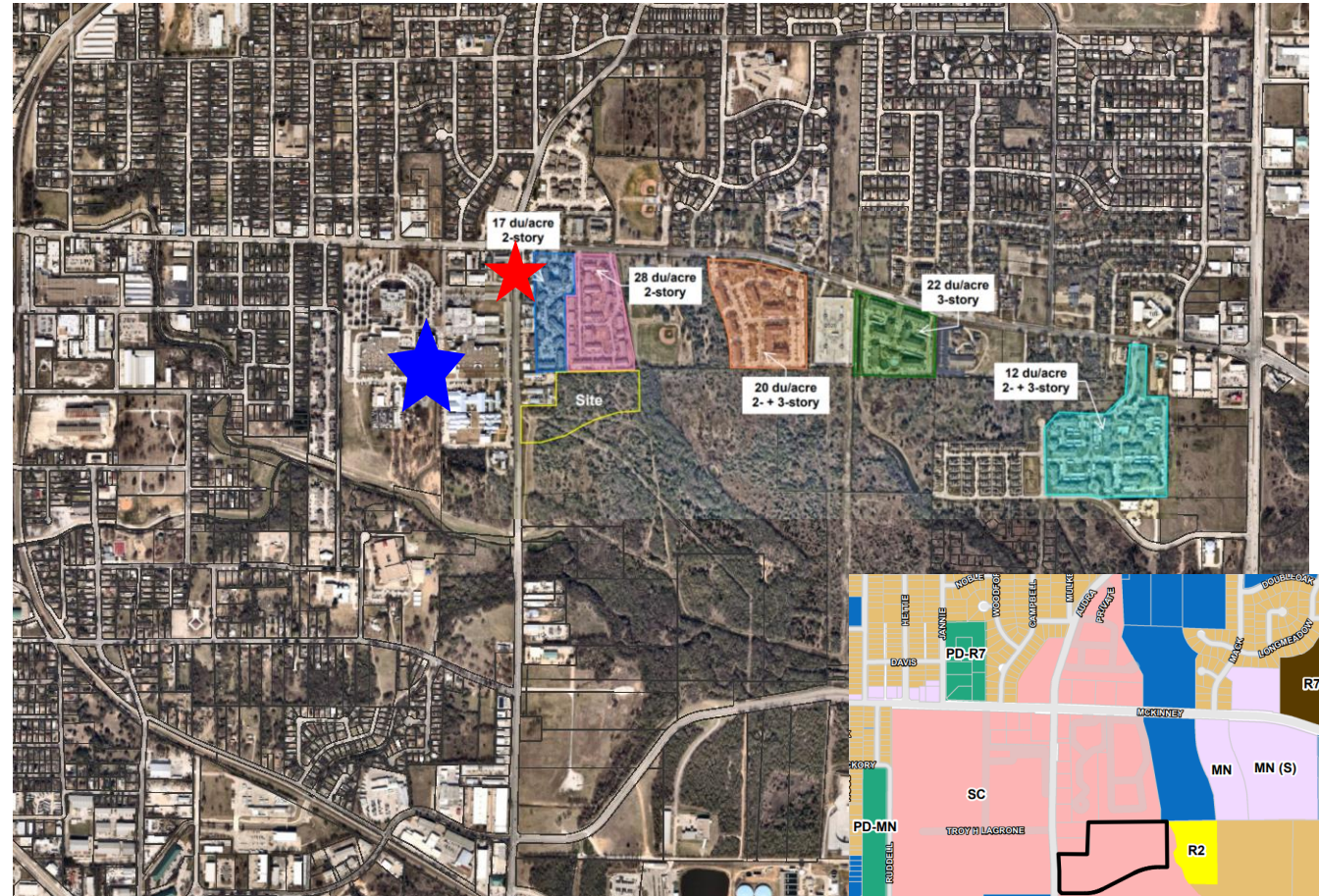
- Woodrow = Secondary Arterial
- Regional employment/activity node
- Commercial intersection

**Mix of uses:** Multifamily → housing supports employment/commercial

## Consistency:

- Design: garden-style with onsite amenities
- Density: 24 du/acre like surrounding
- Development scale: 3 stories

**Surrounding Zoning:** SC District permits variety of commercial uses at similar scale



## Summary:

- ✓ Project is consistent with overall goals of Denton 2040 Comprehensive Plan
- ✓ Consistent with surrounding density, scale, and design

File ID: S22-0002e

# Provides adequate public facilities-Transportation + Parks

## Traffic:

- 1,902 trips during a 24-hour weekday AM peak - 111 trips; PM peak - 143 trips
- Right-hand turn on Woodrow
- Duchess Dr. (Mobility Plan)

## Pedestrian:

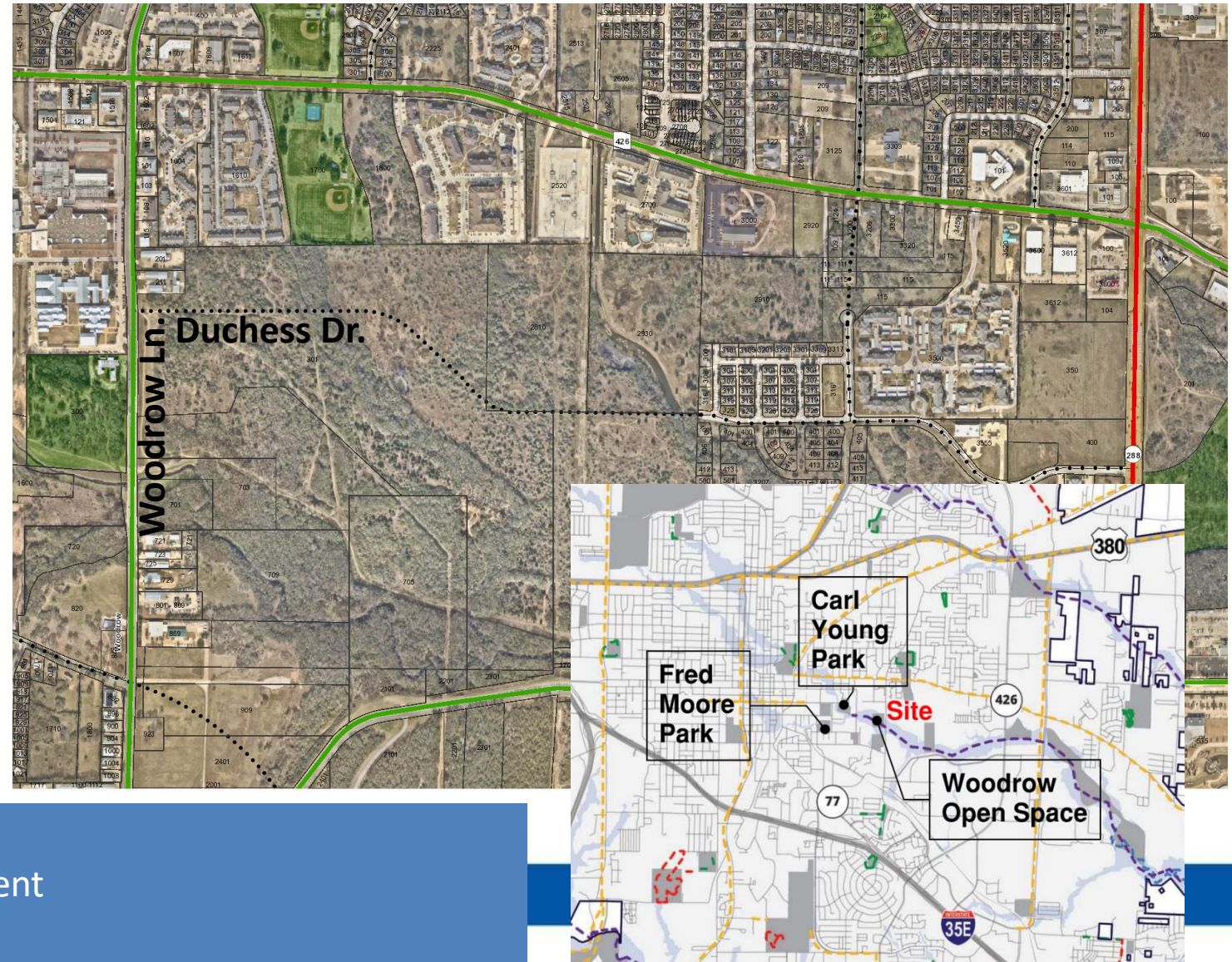
- 10-foot shared-use path

## Parks:

- 10-foot trail west of Woodrow Lane to connect parks with concrete trail
- Parks, Recreation, and Trails Master Plan: recommends trail section along the north side of Shady Oaks, in floodplain and ESA
- Private onsite amenities

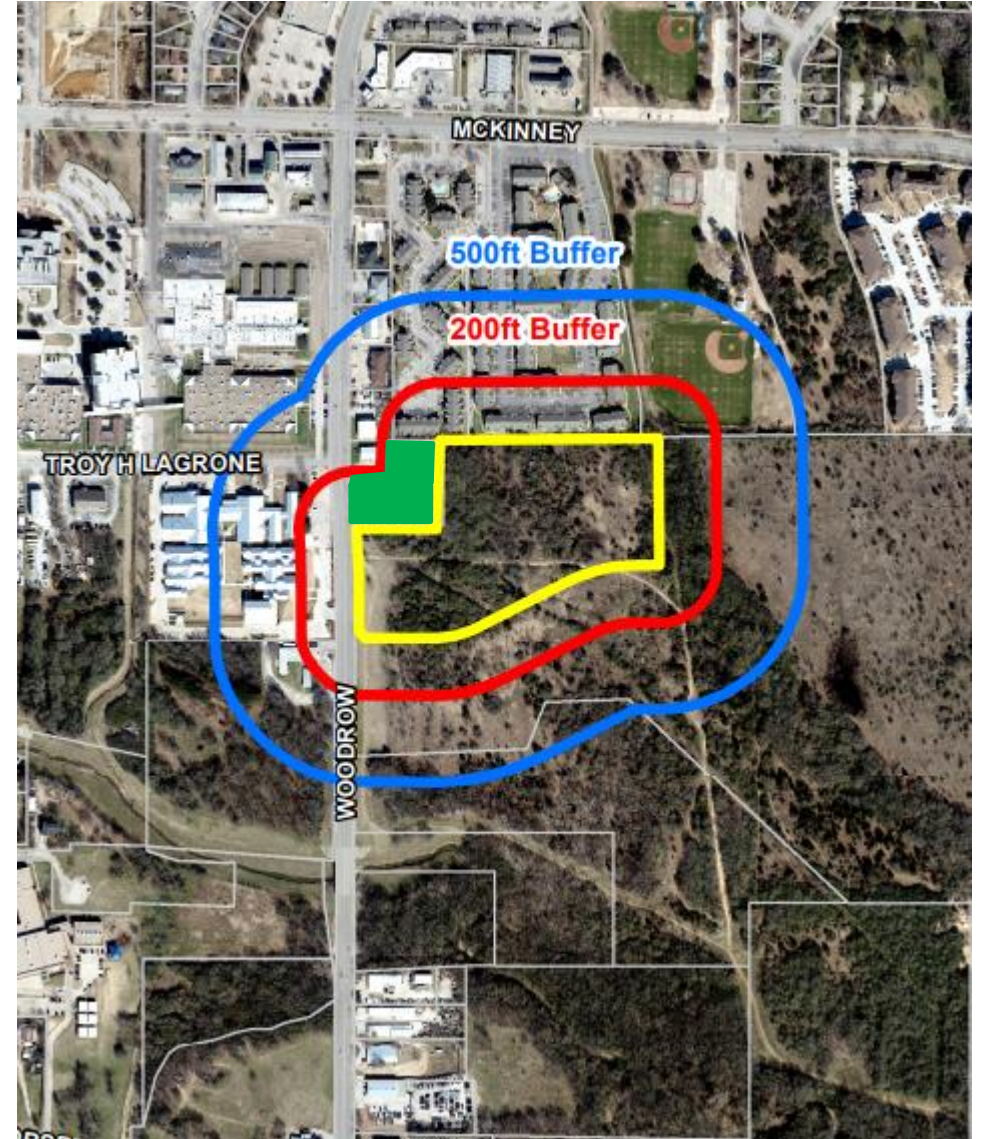
## Summary:

- ✓ Adequate capacity to serve existing development
- ✓ Provides onsite open space and amenities



# Public Outreach

- Newspaper Ad: April 30, 2022 and June 11, 2022
- Property Posted: April 25, 2022
- Mailed Notices:
  - 200 ft. Public Notices mailed: 10
  - 500 ft. Courtesy Notices mailed: 353
- Responses:
  - In Opposition: 0
  - In Favor: 3
  - Neutral: 0



# Recommendation

The Planning and Zoning Commission recommended **approval** of the request (4-2)\*

Staff recommended **approval** with the following conditions, as the proposed use meets the criteria for approval:

1. The attached Site Plan and Landscape Plan reflect an intent to comply with the 2019 Denton Development Code, as amended (DDC), requirements for parking, street trees, minimum landscape and tree canopy areas, open space, and landscape screening, with administrative approval of alternative landscape elements permitted in accordance with the DDC. Minor alterations to the depicted locations of individual plantings may be approved by City staff, provided that the final landscaping, as planted, complies with the attached landscape plan in terms of location of required landscape elements and open space, number of trees, and minimum landscape and tree canopy percentages, as well as all elements of the DDC.
2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, the attached landscape plan, and the elements described in condition 3 below, including those referenced in condition 1.
3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase or decrease of up to 5% of any of the amounts specified in requirements a-c, with the exception of the number of buildings, provided all applicable requirements of the DDC are met.
  - a. Six (6), three-story residential buildings and one (1) clubhouse building
  - b. Two hundred and eighty-five (285) dwelling units.
  - c. Four hundred and seventy-six (476) parking spaces are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.
5. The project shall comply with Denton Development Code Section 7.7.4, Tree Preservation.

\*request was subject to reconsideration at a 2<sup>nd</sup> public hearing