



PD23-0006

## PLANNED DEVELOPMENT (PD) STANDARDS

### **Section 1: Purpose Statement**

The purpose of the proposed Planned Development (PD) is to facilitate a mixed-use campus for comprehensive services [REDACTED]. The development will provide transitional housing and related services for clients, who may be residents at this development, or non-residents who are receiving services.

The regulations set forth in these development standards are for the PD District which consists of approximately 6.5 acres described in Exhibit A (the "Subject Property").

### **Section 2: Definitions**

Definitions shall be used in accordance with DDC Subchapter 9, as amended, except as provided below.

**Community Recreation Center:** A building or facility owned or operated by a non-profit organization for a place of meeting, social, cultural, educational, or recreational purposes, for use and participation by the organization and its members, affiliates, clients, and guests. Concession sales and/or the limited sale of items donated for the benefit of the operating non-profit or products created by residents of this development may occur within the Community Recreation Center and shall not be construed as general retail.

**Kitchen and Dining Hall:** Commercial food preparation, common dining, and private event space to serve residents, clients, clients, the campus, and its mission; and is not intended to serve the general public.

**Transitional Housing:** Residential facility for individuals and families in need of [REDACTED] supportive housing. Supportive services such as transportation, common dining, organized social activities, counseling, medical and/or psychiatric care are permitted as an accessory to the use.

Transitional Housing may include separate dwelling units designed to resemble multifamily apartment buildings or individual sleeping rooms with private bath facilities and shared common areas.

**Recreational Amenities:** Any portion(s) of land that are designed for recreational purposes for the private use and enjoyment by residents of a transitional housing development. Such amenities include but are not limited to event lawns, sport courts, community gardens, playgrounds, splash pads, butterfly gardens, grill areas, gazebos, plazas, walking trails/paths, dog park, and/or preservation of natural areas.

### **Section 3: Permitted Uses and Dimensional Standards**

Where modifications are not expressly authorized within the Planned Development Standards, all requirements of the 2019 Denton Development Code, as amended, must be met.

The property shall be developed in accordance with the DDC Residential 7 (R7) District, as amended, except as provided below.

#### **3.1 Permitted Uses**

The following are the only uses allowed within this PD:

1. Transitional Housing
2. Day Care, child
3. Administrative, Professional, and Government Offices
4. Kitchen and Dining Hall
5. Community Recreation
6. Recreational Amenities
7. Medical Office
8. Kennel
9. Veterinary Clinic
10. Laundry Facility, Self-Service
11. Personal Service, General

#### **3.2 Prohibited Uses**

Any land use not expressly permitted within these PD District Standards.

#### **3.3 Dimensional Standards**

Dimensional standards required for the DDC R7 Zoning District, as amended, apply to this development, except as amended in this Section.

Maximum building height: 52 feet

#### **3.4 Use-Specific Standards**

The following Use-Specific Standards do not apply within this PD:

- a. DDC Subsection 5.3.5K, *Administrative, Professional, and Government Offices*, as amended, related to a required Specific Use Permit (SUP) for uses greater than 10,000 square feet.
- b. DDC Subsection 5.3.4H, *Medical Office*, as amended, related to a required Specific Use Permit (SUP) for uses greater than 10,000 square feet.
- c. DDC Subsection 5.3.5C, *Kennel*, as amended, related to the building construction so unreasonable noise or odor cannot be detected off premises and outdoor facility location setbacks.
- d. DDC Subsection 5.3.5O, *Laundry Facility, Self-Service*, as amended, related to laundry facilities permitted only as an accessory use to multifamily dwellings.

### **Section 4: Development Standards**

This PD District shall comply with the development standards listed in this Section below and shall be in accordance with the Development Plan, Landscape Plan, attached as Exhibits C and

D respectively. Otherwise, all requirements of the 2019 Denton Development Code, as amended, shall apply.

#### **4.1 Landscape Standards**

- a. Minimum Pervious Landscape Area: 25%
- b. Minimum Tree Canopy Cover: 35%
- c. Combination of berms, native prairie grass and wildflowers are required to be planted along the North Bonnie Brae street frontage in place of street trees.

#### **4.2 Recreational Amenities**

- a. A minimum of 10% of the total platted lot area shall be provided for open space and recreational amenities as defined by this PD and in accordance with the Landscape Plans.

#### **4.3 Parking Standards**

Parking shall be provided for in accordance with the attached PD Development Plan with a maximum of 210 parking spaces, provided that the development adheres to the minimum 25% landscaped area and 10% open space.

#### **4.4 Design Standards**

The development shall comply with DDC Section 7.10.5 Nonresidential and Mixed-Use Building Standards, as amended, except as provided below.

Additional Standards that shall apply to residential buildings within the campus property: Primary building entries shall be denoted through the use of distinctive architectural elements and materials, such as ornamental glazing or paving, over doors, decorative brick patterns, porches, or sconces.

#### **4.5 Exterior Lighting**

The development shall comply with DDC Section 7.11 Exterior Lighting, as amended, except as provided below.

DDC Subsection 7.11.4.B.2 shall not apply to residential uses that are developed within the campus property.

### **Section 5: Phasing Plan**

Development may be built in one or more phases in accordance with the PD Development Plan, provided that utilities, drainage, and access to support each phase are provided.