

Project Narrative

The purpose of this Zoning Change Request is to rezone the subject property, located at the southwest quadrant of N Loop 288 and E Sherman Drive, from **Mixed-Use Neighborhood (MN)** to **Suburban Corridor (SC)**. The purpose of the rezoning is to allow commercial development in line with SC standards and consistent with the character of adjacent and proposed development along N Loop 288.

This rezoning request was recommended due to the split zoning on the original lot addressed in the Pre-Application Conference. Approval of this request will align the site under one consistent zoning category and support cohesive commercial development.

Our proposed project meets the **General Criteria for Approval** outlined in **DDC Section 2.4.5E** by:

- Being consistent with the goals and policies of the City's Comprehensive Plan.
- Being compliant with the Denton Development Code and other applicable city regulations.
- Minimizing adverse environmental impacts, impacts on surrounding property, and fiscal impacts.
- Complying with utility, service, and improvement standards.
- Providing adequate road systems and public services/facilities.
- Promoting orderly and compatible development within the community.
- Providing a high-quality commercial use that serves both nearby neighborhoods and the greater Denton area.
- Supporting economic development and job creation within the city.

Additionally, our proposal meets the **Specific Criteria for Approval** outlined in **DDC Section 2.7.2D** by:

- The proposed rezoning is consistent with the Comprehensive Plan.
 - Our property falls within the Community Mixed Use land use category, which is consistent with SC Zoning.
- The proposed rezoning is consistent with relevant Small Area Plan(s).
 - This is not applicable in our case, as we are not located within Small Area Plan.
- The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts;

- The proposed rezoning is consistent with the purpose statement of the Suburban Corridor zoning district, as this is a high-traffic corridor.
- There have been significant changes in the area to warrant a zoning change.
 - There has been significant commercial development at this intersection over the past 5 years, and this zoning change will provide consistency with the adjacent commercial properties.
- The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
 - Yes, the zoning change will not create any adverse impacts on surrounding properties.
- Public facilities and services are available to adequately serve the subject property while maintaining adequate service levels to existing development.
 - Yes, after meetings with the city, public facilities and services are available to adequately serve our property and development.
- There was an error in establishing the current zoning.
 - Not Applicable.

Approval of this request will allow the subject property to be developed in a manner that aligns with the City's long-term vision for this corridor while providing a desirable dining option with convenient drive-thru pickup service.