

1305 West Oak Street
Specific Use Permit

1.1 SUP21-0004 First Submittal Narrative

Singing Oaks Church, owner, is requesting a Specific Use Permit to allow usage as a Boarding House at the property at 1305 West Oak Street. The property, legally described as Lot 2, Block A, Delta Land Addition (Denton County Plat Records Doc No: 2006-155404), is currently zoned as part of a Mixed-Use Neighborhood (MN) District within the Fry Street Overlay District.

1.2 Associated Fees

A payment of \$601 is included in this submittal

1.3 Owner Authorization Form

Attached

1.4 Legal Description

Lot 2, Block A, Delta Land Addition of Denton Texas

1.5 Project Narrative

The property will be utilized to house up to 19 individuals who will be living in Denton for periods varying from a few days up to six months as they participate in training and development programs. Changes to the building or property are not envisioned or included in this request, as the 9 existing bedrooms will be sufficient. This property was originally designed and utilized as fraternity house, and the current design fully meets the requirements for our planned utilization. No change is necessary.

There are presently 16 parking spaces on the facility's property, which will be sufficient for the occupants' needs. Public transportation may be used by some residents.

Water and sewer usage will not change significantly and be well within the present configuration. The existing dumpster will continue to be used for trash pickup by the city.

The building currently has a central kitchen area which may be used for cooking. Cooking will not occur within the living areas.

School age children will not be living in the residences, so schools will not be affected.

No public safety impact is anticipated.

The property has an up to code fire alarm system, a sprinkler system, a fire escape and a monitoring system. The property has been inspected annually by the Fire Marshall, with no problems outstanding. There are also exterior security cameras.

1.6 Site Plan

The site plan has been redrawn to show the changes since the Fraternity house was submitted and approved (Ordinance # 99-208), and to include items requested in the comments to our original submission. This redrawn plan is what we are requesting to be approved by the City Council.

1.6.1 Site Data Table

Lot Area		19731 Sq Ft .45 Acres
Building Coverage	80% Maximum	3727 Sq Ft 19%
Building Height	65 foot Maximum	38' 2" boarding house 14'9" shed
Landscape Area		6534 Sq Ft, 33%
Impermeable On-Site Parking Spaces	1 per bedroom + 1 for operator	16
Permeable On-Site Parking Spaces		none
Accessible Parking Spaces		1
On Street Parking Spaces		5 (not needed)

1.6.2 Traffic Impact Analysis

ITE LUC	220
ITE Land Use	Multifamily Low Rise
Quantity	19
Variable	Number of Residents

Weekday Trips

Total	Entry	Exit
35	18	17

AM Peak Hour

Total	Entry	Exit
28	5	23

PM Peak Hour

Total	Entry	Exit
60	40	20