

# S23-0002d Stuart Apartments

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# Request & Site Data

Specific Use Permit (SUP) for a multifamily building with a maximum building height of 53 feet

- 2.695 acres
- Zoning: MN
  - 65' max building height allowed, however
  - 41' – 65' requires SUP when adj. to SF
- Currently undeveloped (MF use allowed by right)

Site located near the following:

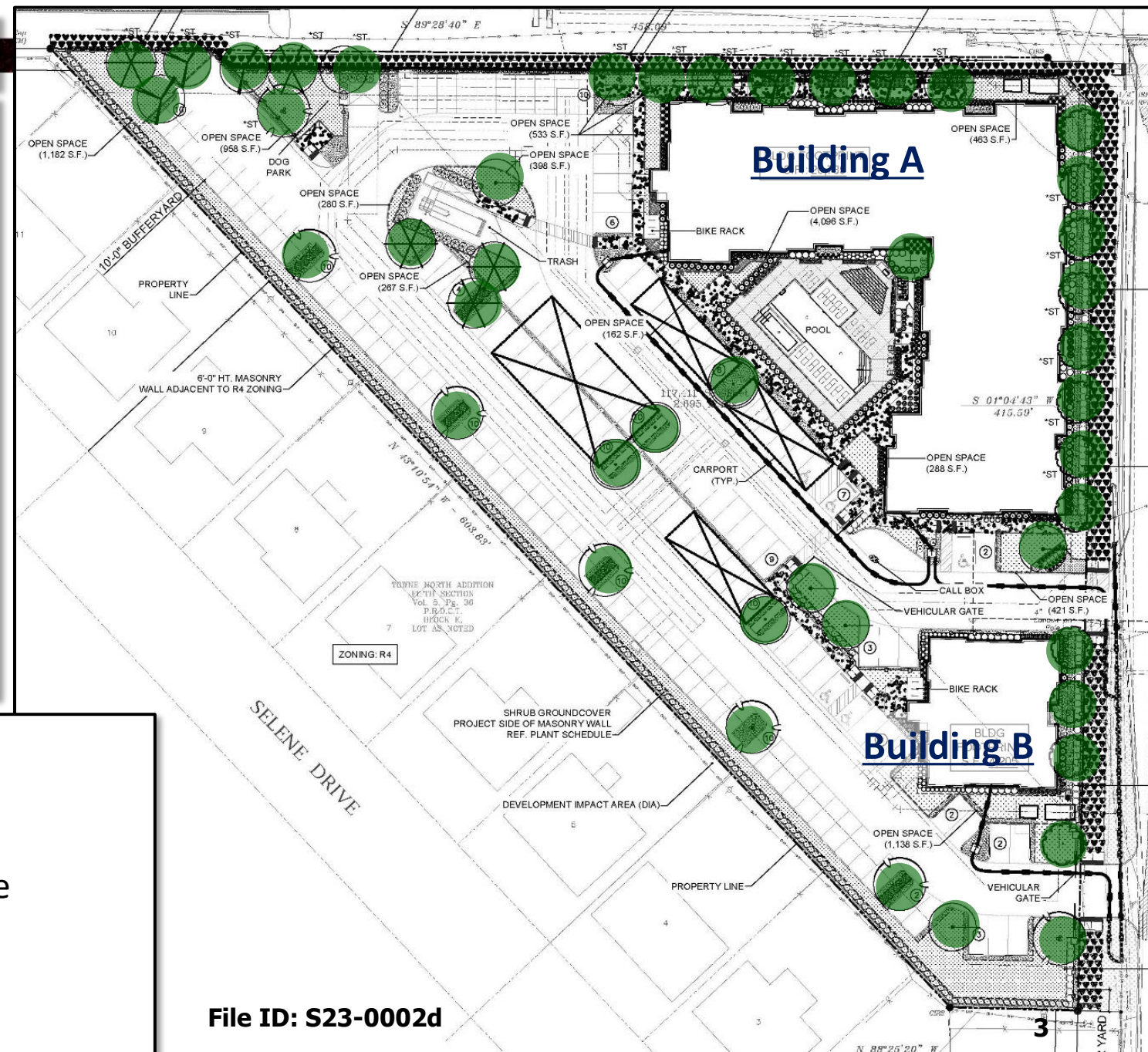
- **Loop 288** – Freeway with four travel lanes (divided)
- **Stuart Road** – Collector with two vehicular travel lanes, 8-foot-wide side path
- **Adjacent Single-family** (to the southwest)
- **Adjacent Multifamily** (across Stuart Rd)





# Site Plan

- Building A – *needs SUP*
  - 4-Story (53' building height) – 66 units
  - 20,544 sq. ft. building footprint
- Building B – *allowed by right*
  - 3-Story (40' building height) – 12 units
  - 4,106 sq. ft. building footprint
- Parking spaces
  - Vehicular spaces – 146
  - Bicycle spaces – 12
- Amenities
  - Dog park
  - Outdoor pool
- Landscaping
  - ROW Screening
    - Continuous shrubs
    - 6-foot-tall masonry(+)wrought iron fence
  - Compatibility Screening
    - 6-foot-tall masonry wall
    - 10-foot-wide landscape buffer

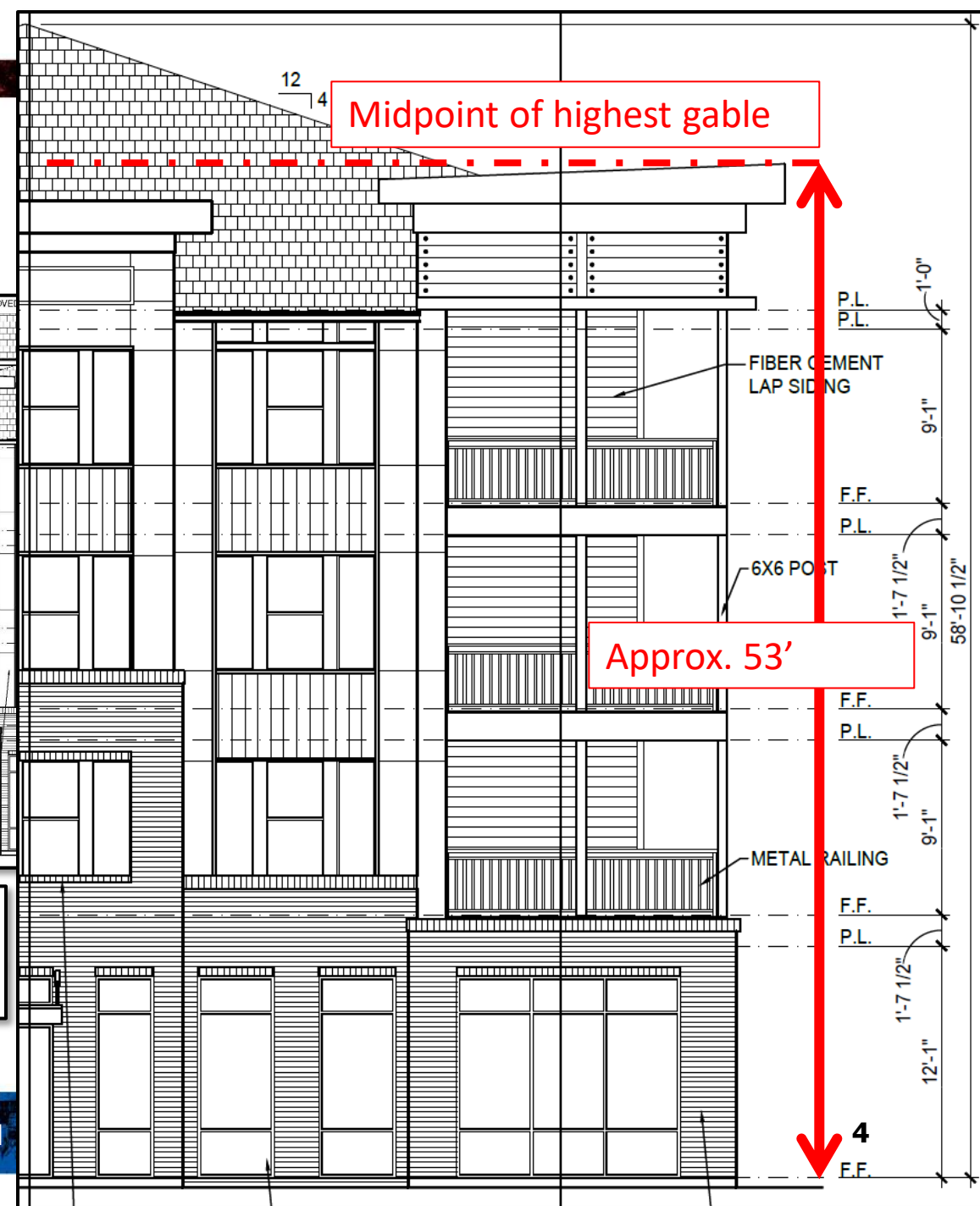


# Conceptual Elevations

- Building A
  - 4-Story (53' building height) – 66 units
  - 20,544 sq. ft. building footprint



Height, Building or Structure – height shall be measured as the vertical distance above finished grade measured to the highest point of the roof of a flat roof or to the deck line of a mansard roof, or to the **midpoint of the highest gable of a pitched or hipped roof**





# Mitigating Adverse Impacts

## DDC 7.10.6 Building Height in Transition Areas:

- Within 50' from adjacent R4 – 40' max building height
- Between 50' & 100' from adjacent R4 – 55' max building height
- Beyond 100' from adjacent R4 – 65' max building height

## Screening & Compatibility Buffer:

- 10-foot-wide landscape buffer
- 6-foot-tall solid masonry fence

## Off-site Improvements:

- 10-foot-wide side path along Stuart Road
- Minimum 5-foot-wide side path along Loop 288
- 2-way left turn lane within Stuart Road

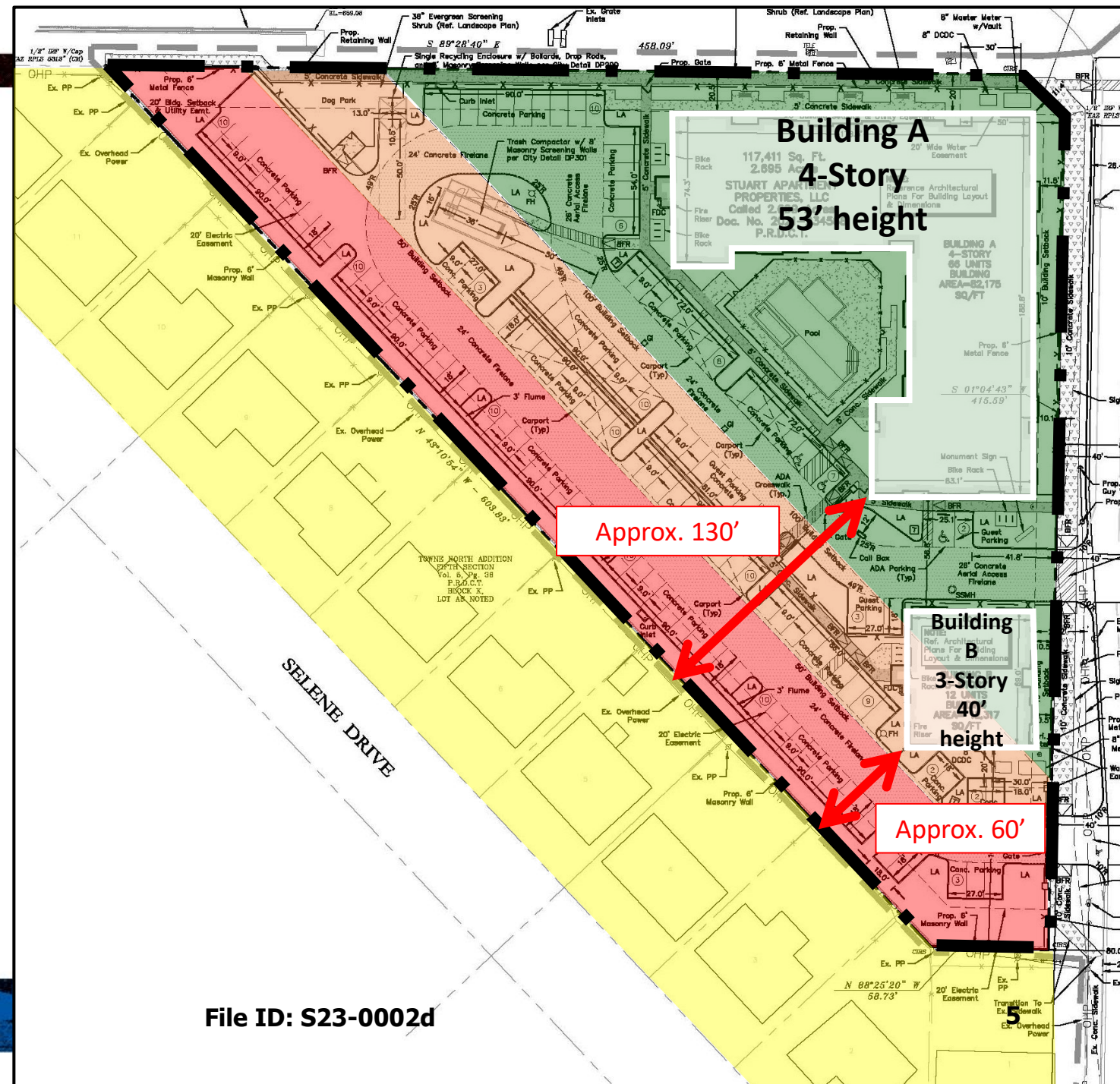
## Exterior Lighting:

- Fixtures to be full cutoff shielded and downcast
- Illumination levels at property line less than 1 foot candle



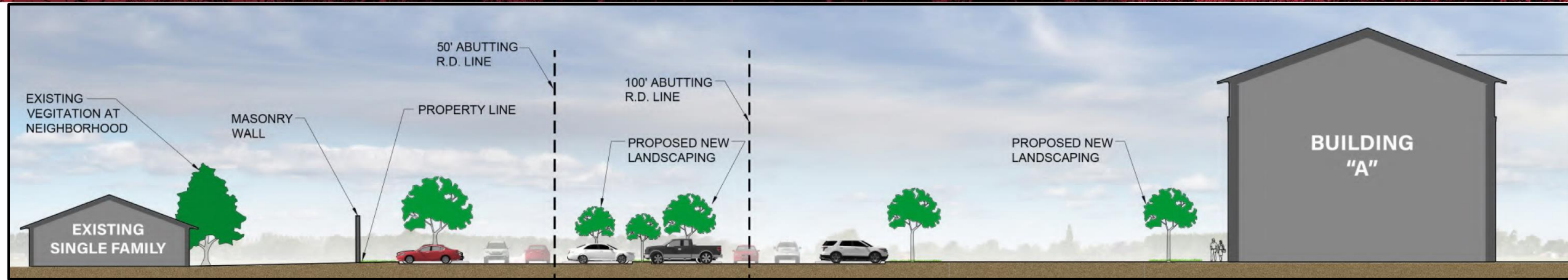
12/5/2023

File ID: S23-0002d





# Residential Adjacency



## DDC 7.10.6 Building Height in Transition Areas:

- **Within** 50' from adjacent R4 – 40' max building height
- **Beyond** 50'-100' from adjacent R4 – 55' max building height
- Beyond 100' from adjacent R4 – 65' max building height





# Proposed Request & Existing Conditions





# Stuart Road Improvements

- Off-site improvements
  - 10-foot-wide sidewalk along Stuart Road
  - 2-way left turn lane within Stuart Road
  - Sidewalk along Loop 288 (TxDOT)

**Existing**

**Proposed**



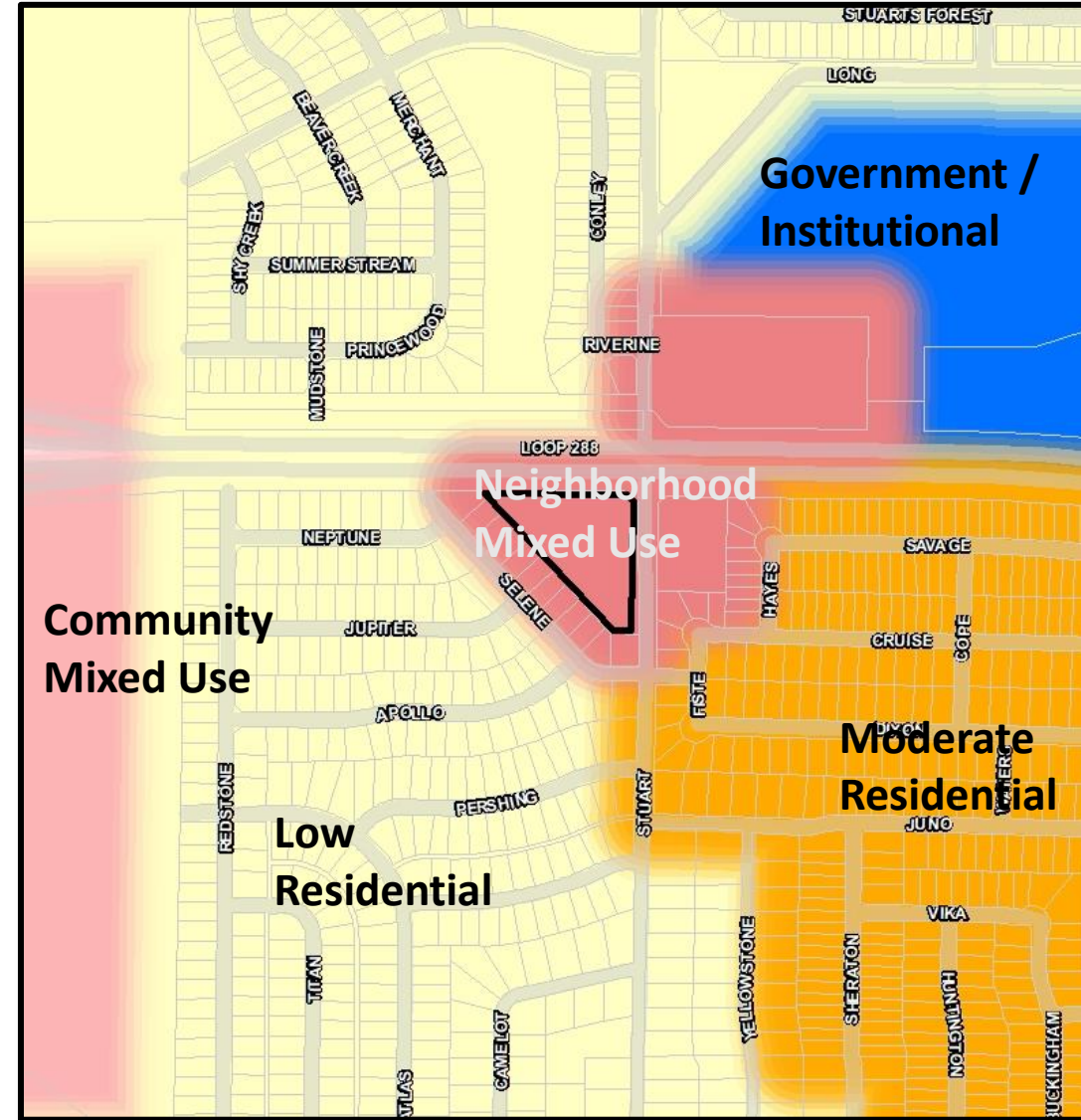
# Denton 2040 Comprehensive Plan Alignment

## FLUM: Neighborhood Mixed Use:

- Residential uses are primary, but with a mix of compatible housing types & densities with a scale and intensity that complements the surrounding neighborhood and environment
- Proposed MF use is consistent with the pattern of development scale
- Proposed architectural style consistent with neighborhood style
- Consistent with FLUM

## Housing:

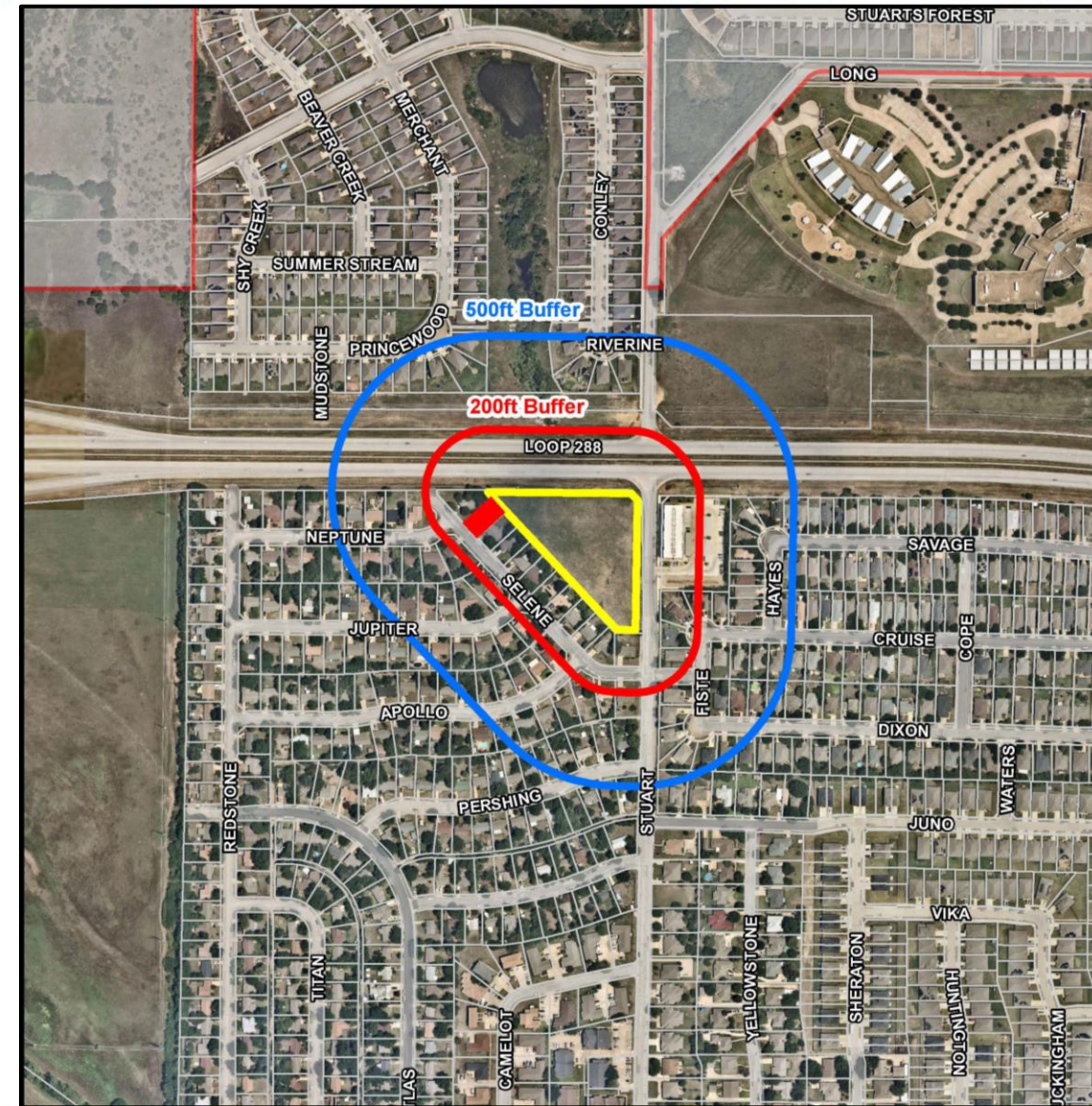
- Goal HN-1: ...meet the needs of all residents with a diverse array of choices in type, cost, and location.
- Area residential growth and density is consistent with this goal — proximity to amenities, direct vehicular and pedestrian access to regional roadways, bike/ped improvements





# Public Outreach

- Newspaper Ad: September 10, 2023
- Property Posted: September 15, 2023
- Mailed Notices:
  - 200 ft. Public Notices mailed: 27
  - 500 ft. Courtesy Notices mailed: 111
- Responses:
  - In Opposition: 1 (3.95%)
  - In Favor: 0
  - Neutral: 0
- The applicant held a neighborhood meeting on October 30, 2023





# Recommendation

The Planning & Zoning Commission recommended **approval** with Staff's recommended conditions.

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

1. The attached Site Plan, Landscape Plan, and Building Elevations 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 a minimum landscape and tree canopy percentage, as well as all elements of the DDC.
2. The attached site plan, landscape plan, and building elevations are incorporated as requirements of the SUP. Given the following development details, Staff shall have the ability to approve a reduction in the building coverage, an increase in the landscape area, and a decrease in the number of dwelling units with associated parking provided all applicable requirements of the DDC are met:
  - a. No more than 78 one-, two-, and/or three-bedroom units in two three- and four-story buildings with a total building footprint not to exceed 24,944 square feet.
  - b. A minimum landscape area of 36,690 square feet. At minimum, on-site amenities shall include an indoor amenity center, an outdoor pool, and a dog park enclosed with perimeter fencing. One hundred eighty-six (186) Large Canopy Trees as listed on Appendix A of the Site Design Criteria Manual must be installed prior to occupancy.
  - c. No less than 146 parking spaces.
  - d. Roofs shall be provided with a 4:12 pitch and a balcony or patio shall be provided for each dwelling unit.
  - e. The maximum building height of Building A, as shown on the site plan incorporated herein as Exhibit "B", shall not exceed fifty-three (53) feet.
  - f. A six (6) foot tall solid masonry screening wall shall be provided along the entire length of the south and southwest property lines.
  - g. A minimum of two (2) vehicular access points onto Stuart Road shall be provided.
3. The applicant shall provide a left turn lane within Stuart Road to serve the north driveway approach. A crosswalk will be provided on the southern leg of Stuart Road/Loop 288 intersection with barrier free ramps on both ends connecting to sidewalks.
4. The final location of the sidewalk and retaining wall along Loop 288 shall be reviewed and approved with the Civil Engineering Plans. All construction within the TxDOT right-of-way is subject to TxDOT review and approval.
5. The zoning map shall reflect the Specific Use Permit on the subject property consistent with the DDC.



**Questions?**