

**Z16-0027**

**The Standard/The Hudson at MedPark**

**Planning Division**

**March 21, 2017**

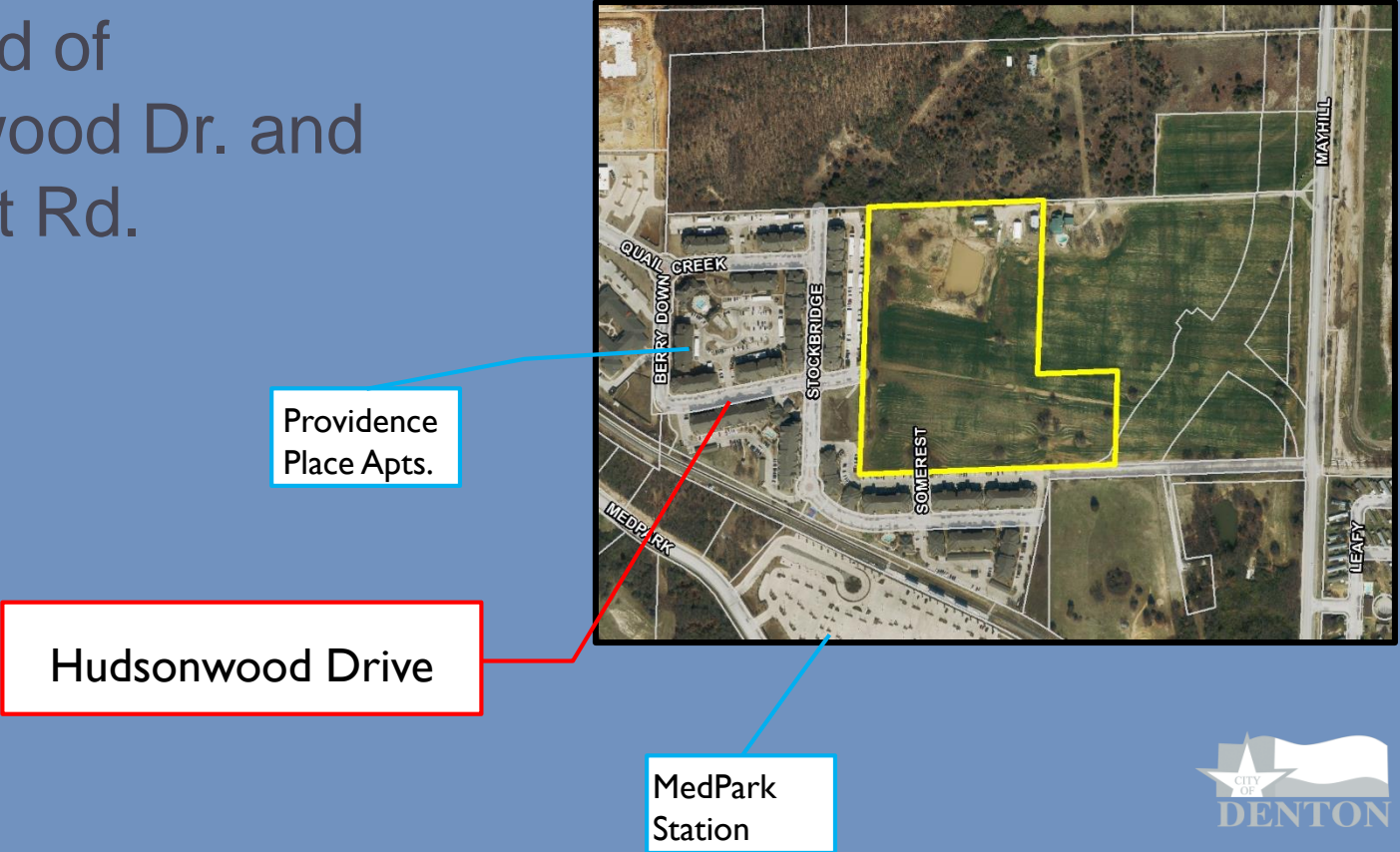


# Request

- ▶ Hold a public hearing and consider adoption of an ordinance to rezone approximately 20.49 acres from a Regional Center Commercial Downtown (RCC-D) District to a Regional Center Residential 2 (RCR-2) District. The property is generally located at 2100 South Mayhill Road and at the end of Hudsonwood Drive.

# Location

- ▶ At the end of Hudsonwood Dr. and Somerset Rd.



Providence  
Place Apts.

Hudsonwood Drive

MedPark  
Station

# Location



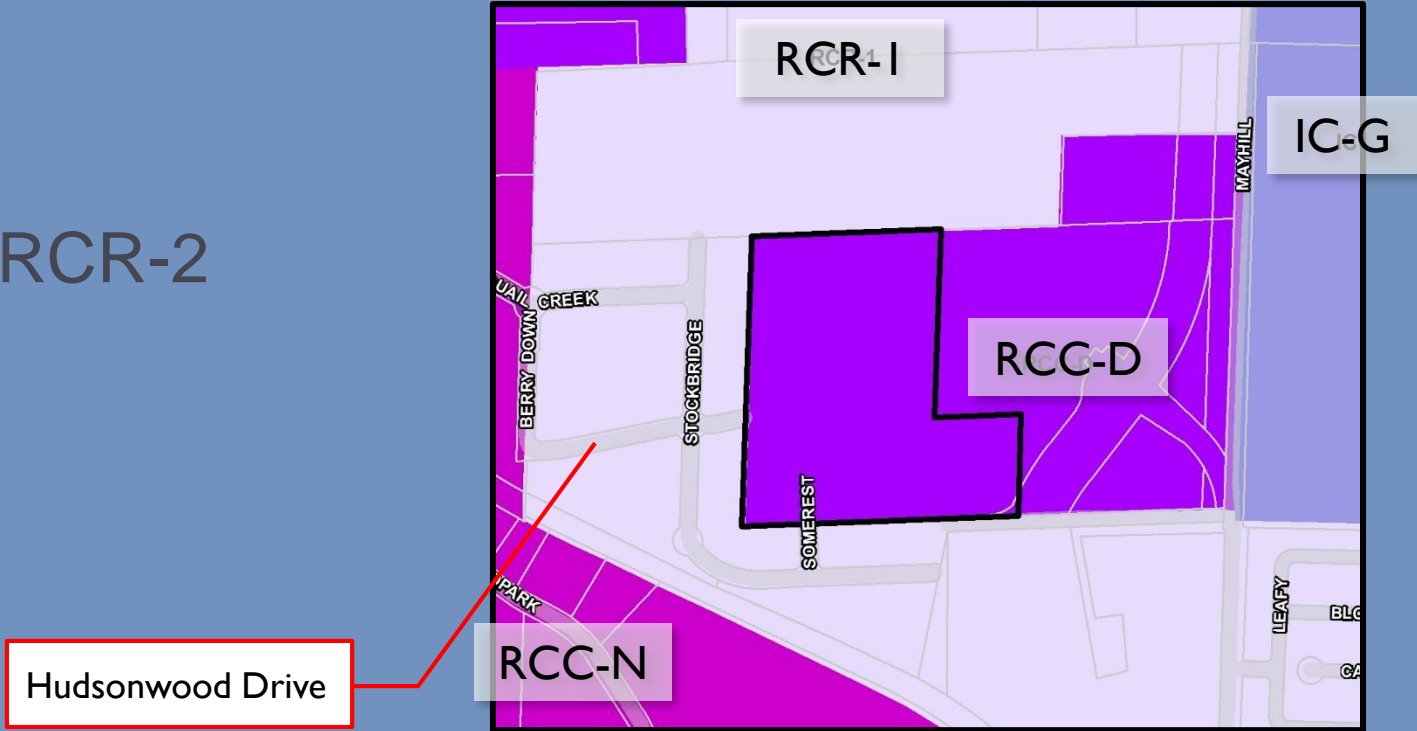
Hudsonwood Drive

Parcel was bought by the City and formerly intended to be part of Mayhill realignment project.

Ownership of the parcel was transferred back to the original owner following an agreement approved by CC on March 7, 2017.

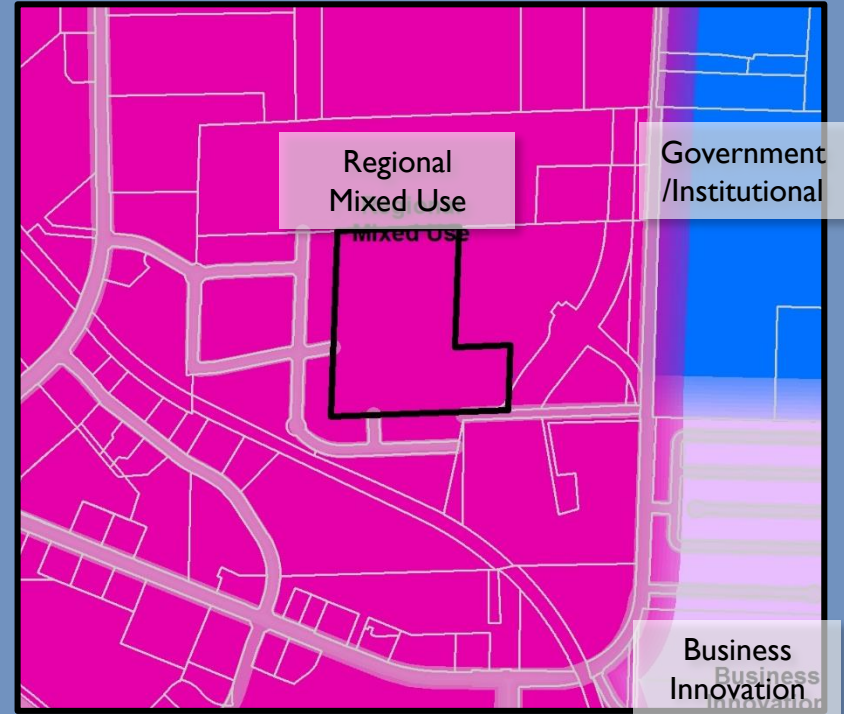
# Zoning

- ▶ Current:
  - ▶ RCC-D
- ▶ Proposed: RCR-2



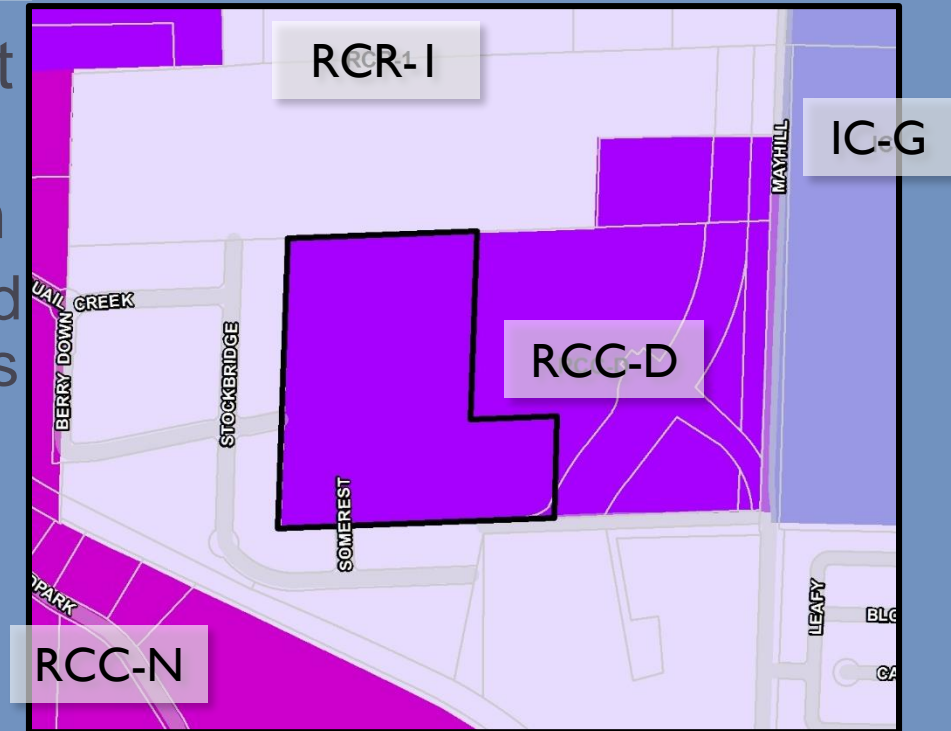
# Denton Plan

- ▶ Regional Mixed Use
  - ▶ Regional destinations
  - ▶ Encourages moderate to high density residential, commercial, office, and entertainment uses
  - ▶ Primarily along I-35 interchanges and primary arterials



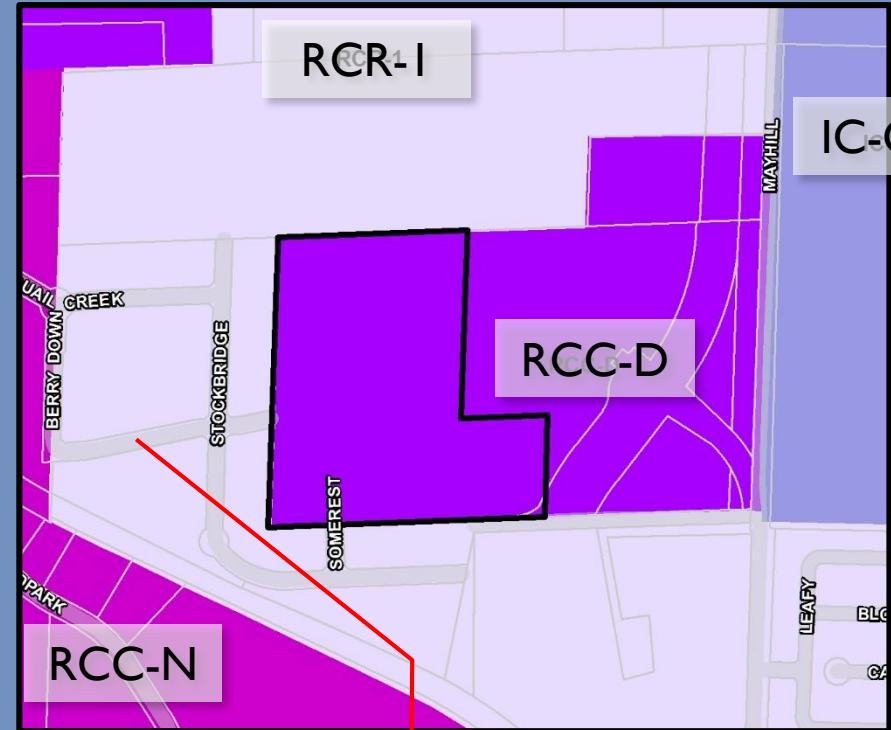
# Considerations

- ▶ Rezoning to RCR-2 District is consistent with surrounding zoning pattern
  - ▶ All within the Regional Mixed Use Center family of districts
- ▶ Request is for a less intense district
- ▶ Transition between more intensive districts/uses along Mayhill



# Considerations

- ▶ RCC-D requires MF be part of a mixed-use development along a collector or arterial street
  - ▶ Collector: >800 trips per day, serves >21 residential units or non-residential uses
  - ▶ Arterial: major routes into, out of, or through the City
  - ▶ Hudsonwood is a Collector

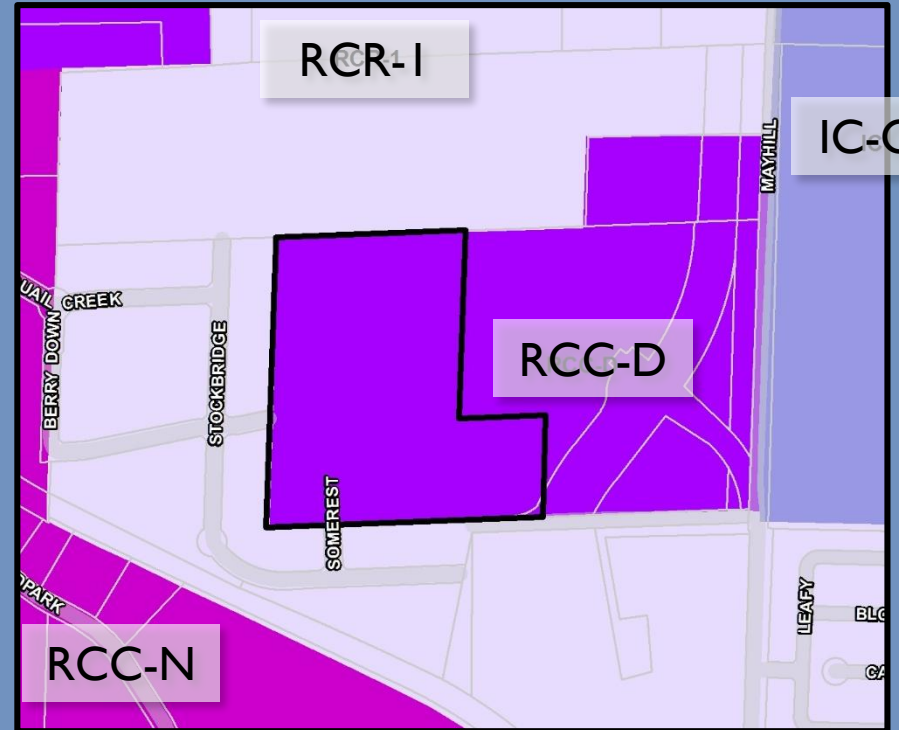


Hudsonwood Drive



# Considerations

- ▶ Within RCR-2 MF can be developed without mixed use with an approved SUP
- ▶ Given the offset of the property from Mayhill, commercial uses may not be viable at this location

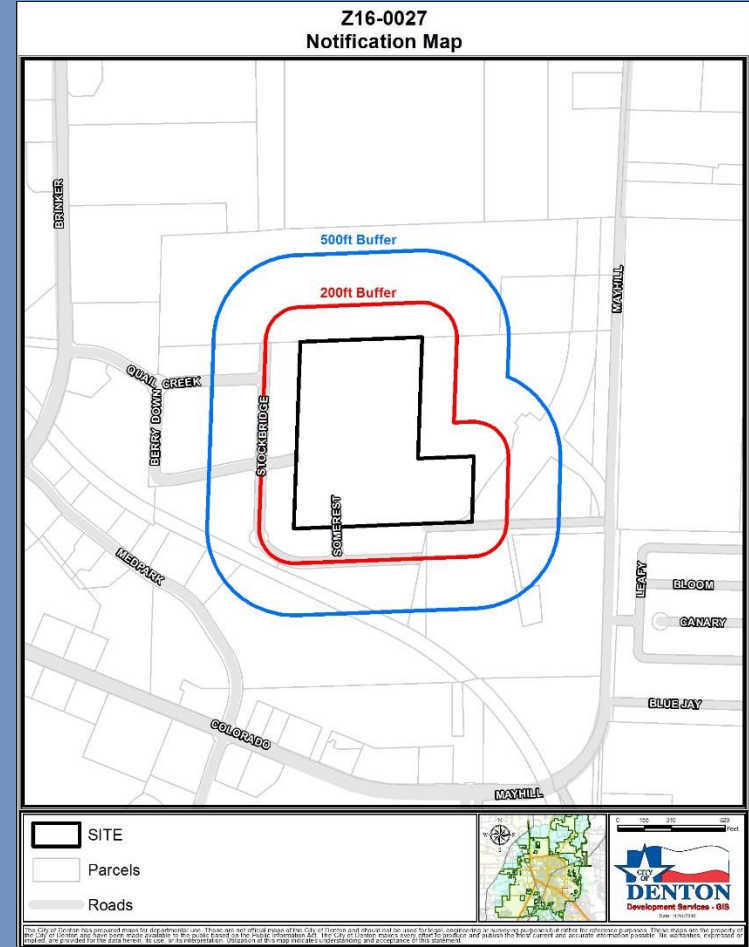


# Considerations

<b>General Regulations</b>	<b>RCR-2</b>	<b>RCC-D</b>
<b>Maximum density (dwelling units/acre)</b>	40	100
<b>Maximum lot coverage</b>	75%	90%
<b>Minimum landscaped area</b>	25%	10%
<b>Maximum building height</b>	50 ft	100 ft

# Public Notification

- ▶ Public Notification Date:  
**February 5, 2017**
- ▶ 200 ft. Public Notices sent via certified mail: **6**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **11**
- ▶ Responses to 200' Legal Notice:  
In Opposition: **0**  
In Favor: **0**  
Neutral: **1**



# Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (6-0).
- ▶ Staff recommends **APPROVAL** of the request as it is compatible with the surrounding land uses. It is also consistent with the goals and objectives of the Denton Plan 2030.