

**Comprehensive Plan
Amendment Project Narrative
Double R DevCo, LLC Tract
CA25-0003**

Project Description/Summary:

Location:

The Double R DevCo Tract is located between Golden Hoof Drive, Johnson Road, and FM 156. The northern portion of the property is adjacent to North Hickory Creek. This tract has approximately 950-feet of frontage on US 380. The overall tract is 41.38-acres.

Purpose/Project Description:

The purpose of the Comprehensive Plan Amendment submittal is to change the Future Land Use Designation from Agriculture to Regional Mixed Use.

Site History:

The land is currently unplatted and is in the City of Denton ETJ. There is a lift station located in the southeast corner of the property along the north side of the property is Hickory Creek. It has always been vacant.

Surrounding Property Use:

Hickory Grove Development, formerly Legends ranch, is adjacent to the property to the east. To the west is Hickory Grove Multi-Family Phase 1 which is to remain within Legends Ranch MUD. To the south is US 380.

Existing and Proposed Land Use:

Existing Future Land Use Designation: Agriculture

Proposed Future Land Use Designation: Regional Mixed Use

Existing Plat(s): No Plats exist for the property.

Acreage: The tract is approximately 41.38-acres but this development will be 16.52-acres for MR zoning.

Land Characteristics: The tract has no trees throughout the fences along the center of the tract. There is approximately 10' of fall across the property from the southwest

corner to the northeast boundary line. The entire tract is located with the FEMA Zone A 100-year floodplain. Per the approved CLOMR, there is floodplain on-site but it will not be impacted nor any ESAs.

Existing Uses: This tract is vacant.

Proposed Uses: This development will consist of approximately three-hundred and twenty-four (324) multi-family units.

The proposed development will have two points of connection to US 380. The development will include internal open spaces and amenities for residents. The MR zoning supports multi-family development and promotes cohesiveness with multi-family and single-family developments.

Phasing and Traffic Access: At this time, it is assumed that the proposed development will be constructed as one phase and all access will be from US 380.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric exists to the property. City water is being constructed with the Hickory Grove multi-family that will remain in Legends MUD and is located on the north side of US 380 (12" water with 12" stubs). City sewer services is also being extended with the portion that is to remain within Legends Ranch MUD and will connect to the existing lift station at the southeast corner of the site.

Proposed Utilities: Water will be provided by connections with the existing 12-inch stubs along US 380. The internal water lines will create a looped system for the proposed development. Sewer will be provided by connecting to the existing 15" sewer main at the southeast corner of the development.

Existing Topography and Drainage: The property falls from the southwest to the northeast towards Hickory Creek. There is approximately 10' of fall across the property from the southwest corner to the northeast boundary line. The existing slopes are moderate and are suited for the proposed project.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed to grade the site for multi-family uses. The proposed grades will conform generally to existing slopes and patterns, and extensive cut and fills are only anticipated within the floodplain. The proposed hydrology will be paved or covered consistently with uses and intensity of development within MR zoning districts. Drainage systems will be enclosed conduits out-falling into the existing floodplain. A LOMR will be required to determine Base Flood Elevations and construct the proposed development.

Public Benefit:

The following benefits are provided by this development to the public using the MR Zoning District:

The MR district is intended to provide a regional draw and maintain the image of Denton while remaining sensitive to the adjacent built and natural context. This zoning district will ensure neighborhood character is maintained while also serving as a transition area between established single-family neighborhoods and mixed-use neighborhoods, commercial areas, and key corridors. Having the MR zoning district adjacent to an existing residential neighborhood and proposed commercial areas will increase regional draw, accommodate greater mobility options, and create a sense of place.

Additionally, most multi-family units are either at the center of Denton or along the eastern portion of the City. This development will create opportunities for housing on the western side of the city and further promotes development on this side of the city.

Community Amenities:

Within the MR development there will be open spaces and amenities typical to multi-family developments.

Proposed Mitigation Measures for Nuisance Abatement:

Control of noise, odor, fumes, dust, and lighting, and sufficient landscaping and screening created by the development will be accomplished with required, and if necessary, enhanced techniques and methods to be determined at the time of platting and design. Nuisances, if any, are not anticipated to be exacerbated or significantly different from the existing zoning as a result of the proposed zoning change.

Consistency with the requirements of the Denton Development Code (DDC):

It is anticipated that the proposed uses and development on the tract will be consistent with and in accordance with all requirements of the DDC and other applicable regulations.

Impact of the Proposed Change On:

- a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Rural Areas. As this does not follow the Comprehensive Plan an amendment is being submitted to instead be for multi-family development. This proposed designation is consistent with the Master Planned Community to the northeast and future low residential to the north.

- b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of the Development Agreement for the Master Plan Community to the northeast.
- c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.
- d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City: The proposed zoning change will have a negligible impact on the services provided by the City, DME, the D.I.S.D., and other services and infrastructure anticipated in the Denton 2040 Comprehensive Plan.

Further Evaluation of the Proposed Zoning Change Under the Following Factors:

- a. *The existing land use pattern surrounding the property and the possible impact on existing or future development or uses are in accordance with existing regulations:* The surrounding mix of uses is compatible with the proposed use on the tract. Furthermore, the change of zoning does not materially alter, compound, diminish, or exacerbate any perceived adjacency issues that might already be present with the existing zoning.
- b. *The possible creation of an isolated district unrelated to adjacent and nearby districts:* This will not occur as the proposed zoning is compatible with the surrounding uses. Furthermore, the proposed development will enhance the overall development to the northeast. Additionally, there is significant development of commercial uses at the intersection of US 380 and I-35. Starting home prices have continued to rise and this development provides an opportunity for individuals to live adjacent to high traffic areas and potential work places.
- c. *The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public convenience, and other public requirements:* The area of proposed change is not large enough, and the change in allowed density will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate impact fees for the City for services provided.
- d. *The cost to the city and other governmental entities in providing, improving, increasing, or maintaining public utilities, schools, streets and other public safety*

measures: The area of proposed change is not large enough, and will not increase the population enough, to create negative impacts on the provision of services related to population. Development will generate additional tax revenue for the City services provided.

- e. *The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity:* The proposed multi-family will plant trees and additional landscaping. Layout will provide connectivity with adjacent open spaces. A valley storage pond will be provided for drainage mitigation and water quality measures.
- f. *Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map:* The tract is located within the ETJ and as such does not have a zoning classification. The proposed zoning and comprehensive plan amendment will match the uses of the surrounding properties.