

S21-0006b Landmark Multifamily

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Summary

Request: Specific Use Permit for two multifamily developments on two tracts (36.49 acres), out of an overall 53.407-acre property in the SC District

- **Tract 4:** 336 units on ~14.09 acres
- **Tract 5:** 324 units on ~22.4 acres

Site located on the west side of N Locust Street,
southeast of the intersection with Loop 288

Multifamily is permitted in SC District with a Specific Use Permit.

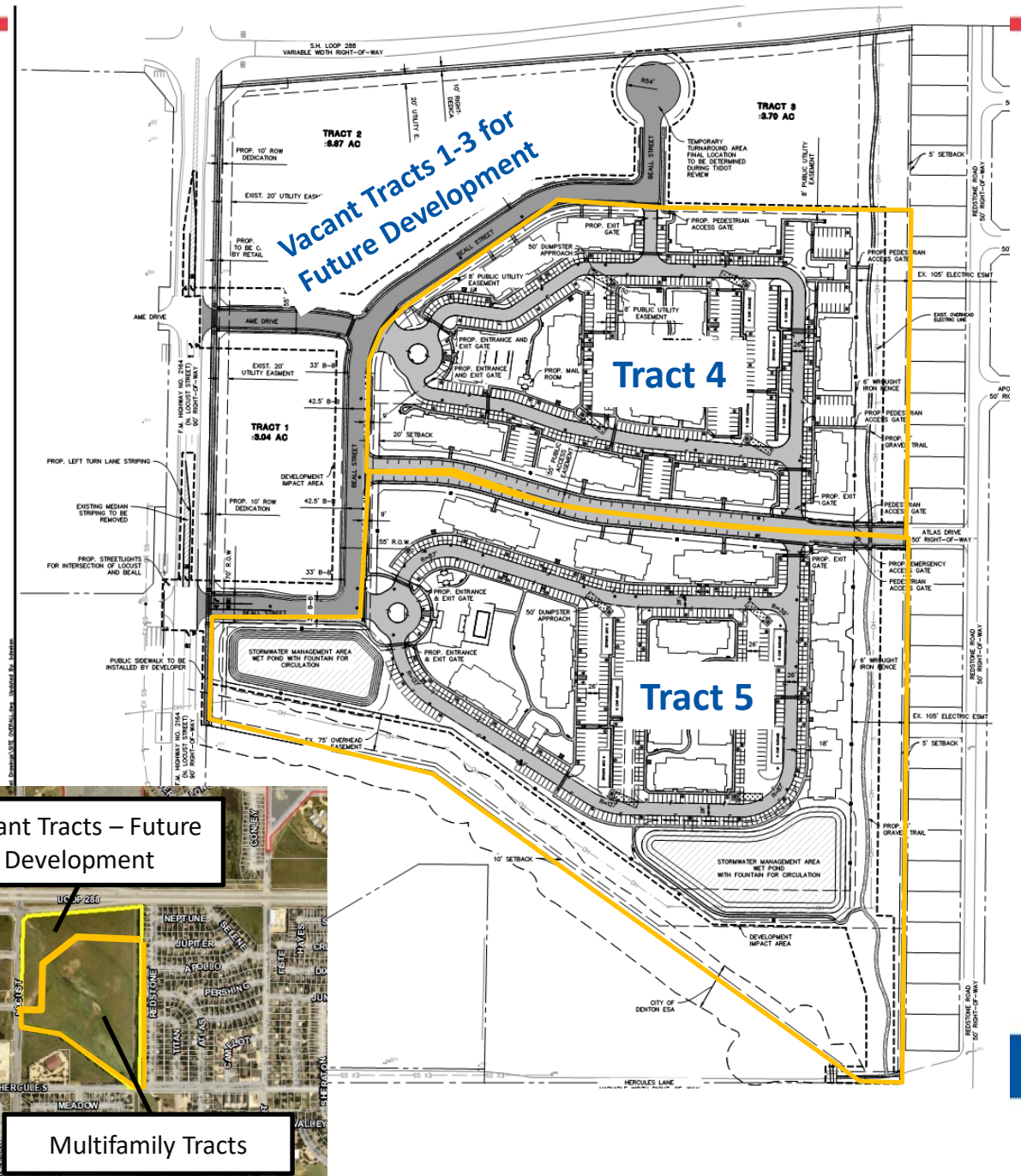
Recommendation:

- P&Z recommended approval 6-0 with conditions
- Staff recommends approval with conditions
 - ✓ Request consistent with Denton 2040 Comp. Plan



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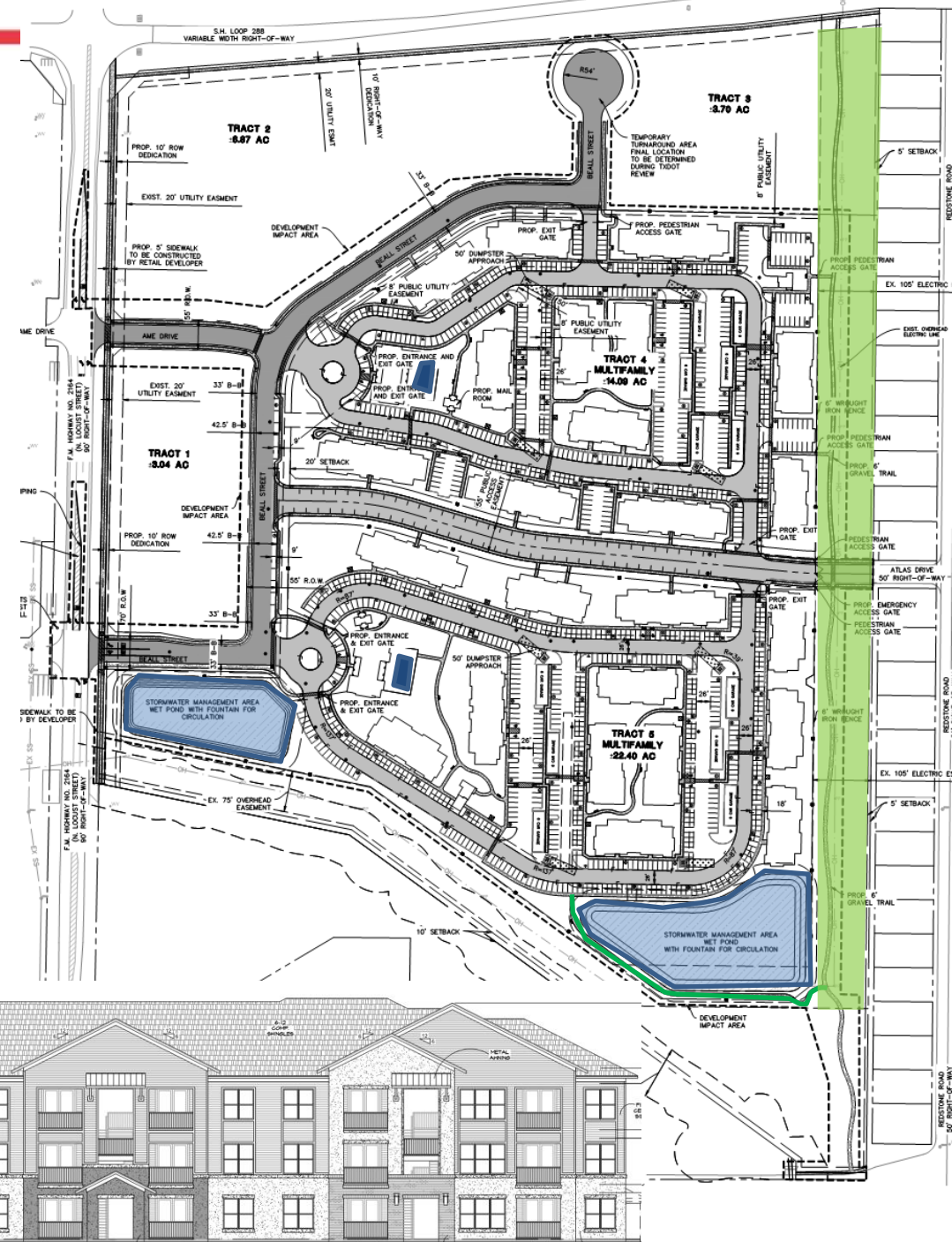


SUP Site Plan

- Two Multifamily tracts
 - **Tract 4:** 336 units in 12 3-story buildings (47' 2" height)
 - **Tract 5:** 324 units in 12 3-story buildings (47' 2" height)
- Three tracts -- ~13.61 acres – vacant for future development
- Amenities:
 - Clubhouse and pool for each multifamily tract;
 - Overall 147,500 sf of open space (over 8% min.), with walking paths, benches, bike racks
 - ~2,000-foot walking trail through green space connecting to 500-foot path around wet pond with fountain
- Central Boulevard with tree-lined public pedestrian pathways
- 1,147 parking spaces – 1.23 space per bedroom; bicycle parking
- Buildings meet architectural standards; oriented to the street and shared open spaces

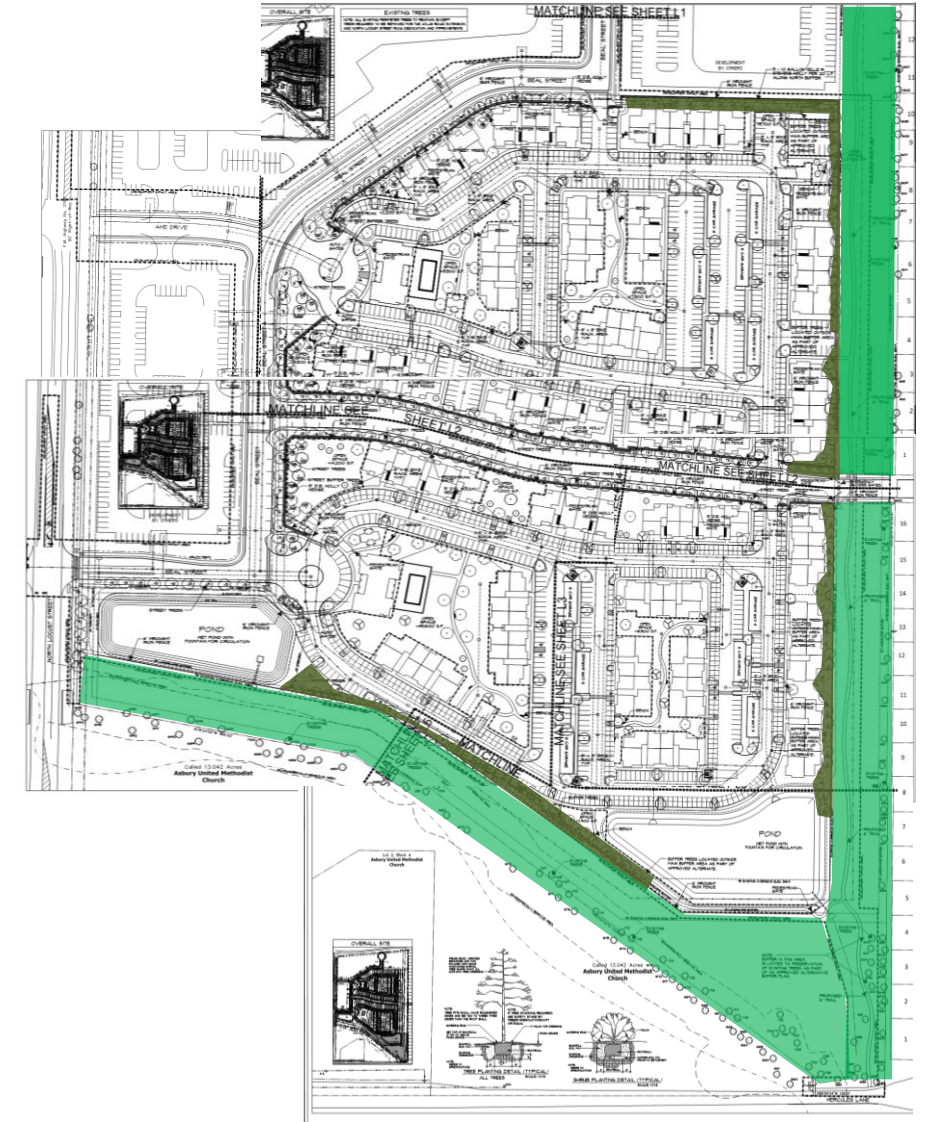
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Landscape Plan

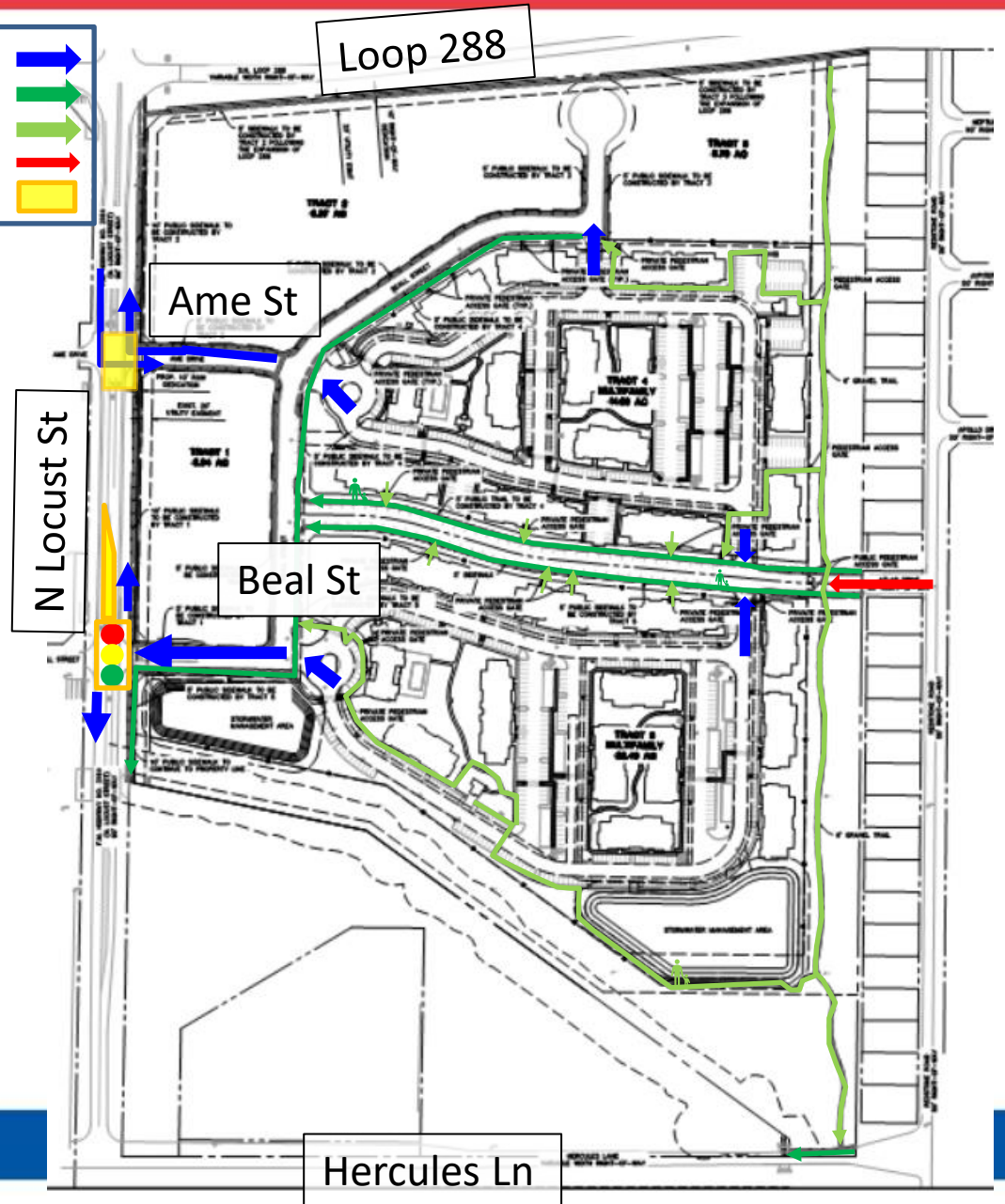
- Overall exceeds standards for landscape and buffers
 - 32% landscape area (20% required);
 - 42% additional tree canopy area (30% required)
- 161 Street Trees, including along central boulevard
- Meets or exceeds buffer requirements
 - East: 105' DME easement + Improvements
 - 48 large canopy trees outside of easement
 - Preservation of existing trees
 - South: DME easement + Improvements
 - 35 large canopy trees provided
 - North: 14 large canopy trees and 100 10-gallon shrubs
- Additional trees provided throughout open space areas



Access & Walkability

- Vehicle Access:
 - 2 points of vehicle access provided to N Locust Street,
 - 2 access points per tract onto Beall Street,
 - Emergency-only access from Atlas Street – per resident request
- Vehicle Traffic Improvements – Developer will construct:
 - Traffic signal at Beall and N Locust Street
 - Right-turn lane at Beall and Locust
 - Traffic design to prevent left-out at Ame and North Locust
- Pedestrian access along Beall to N Locust, to Atlas, and via trail to Hercules Lane
- Public Pedestrian Improvements:
 - Public sidewalk and path along boulevard from Atlas to Beall
 - Public Sidewalks on Beall, North Locust, and Hercules Lane
- Design improves mobility and encourages walkability (Denton Comprehensive Plan 2040 – **Mobility 6.4.1** and **6.6.1**)

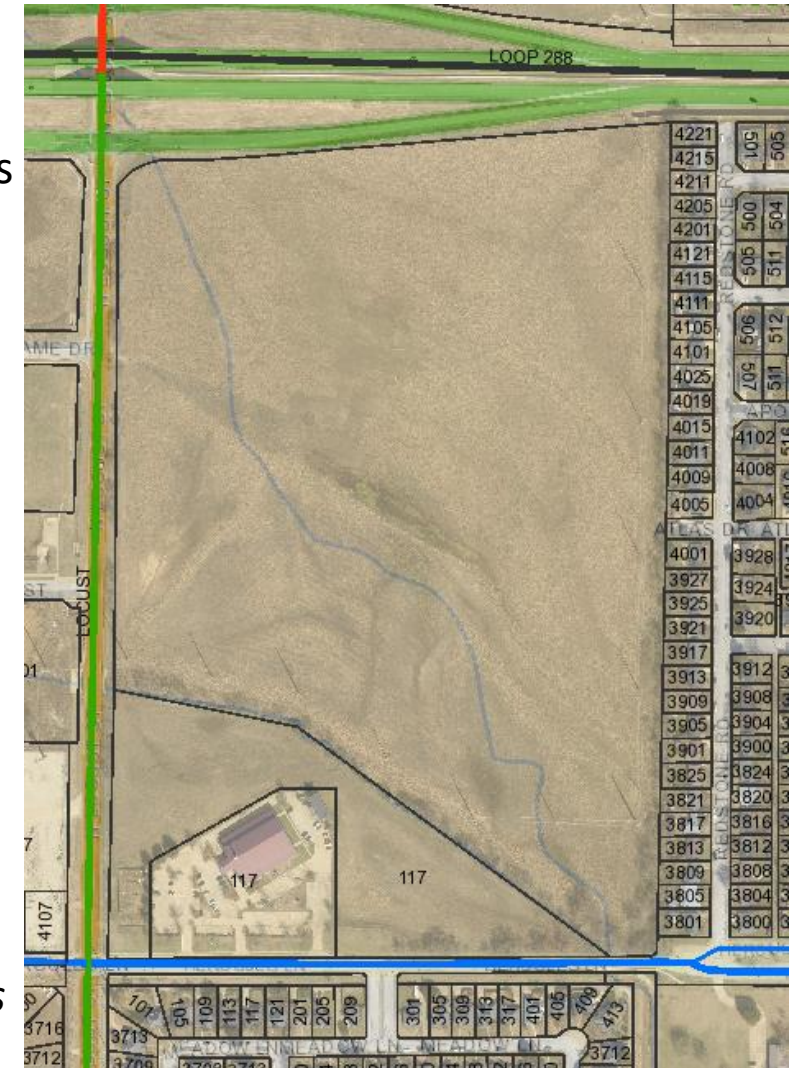
Vehicle
 Public Pedestrian
 Private Pedestrian
 Emergency Only
 Traffic Infrastructure



Adequate public facilities

Traffic:

- 4772 trips during a 24-hour weekday; AM peak - 163 trips; PM peak - 201 trips
- TIA indicates that both N Locust and EB Loop 288 will operate at LOS D or better through 2030 study horizon – even with future commercial development
- TIA indicates most turns at surrounding intersections will operate at LOS D or better through 2030; certain turns are or will be below LOS D at peak times:
 - Locust-Beall: Traffic signal required, developer will construct
 - Lefts at Locust-288: >20% impact of MF on N Locust and 288 expected at peak times – developer will contribute proportionally to future signal
 - Lefts at Locust-Hercules: Limited impact from subject site, no mitigation recommended
 - Locust-Ame: Developer will construct improvements to prevent left-out turns
- Future commercial development will update TIA; contribute as required
- *Cannot construct off-site improvements to the south as requested by residents since not commensurate with this project; also widening of Locust (TXDOT facility).*



Summary:

- ✓ Adjacent N Locust Street and EB Loop 288 will operate at acceptable level
- ✓ Most turns will operate at LOS D; mitigation proposed where required

Denton 2040 Comprehensive Plan

FLUM: Community Mixed-Use Area: Intended to promote a mix of uses, of which commercial uses remain predominant, where residential and other uses are complimentary. Such areas also may “represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods.”

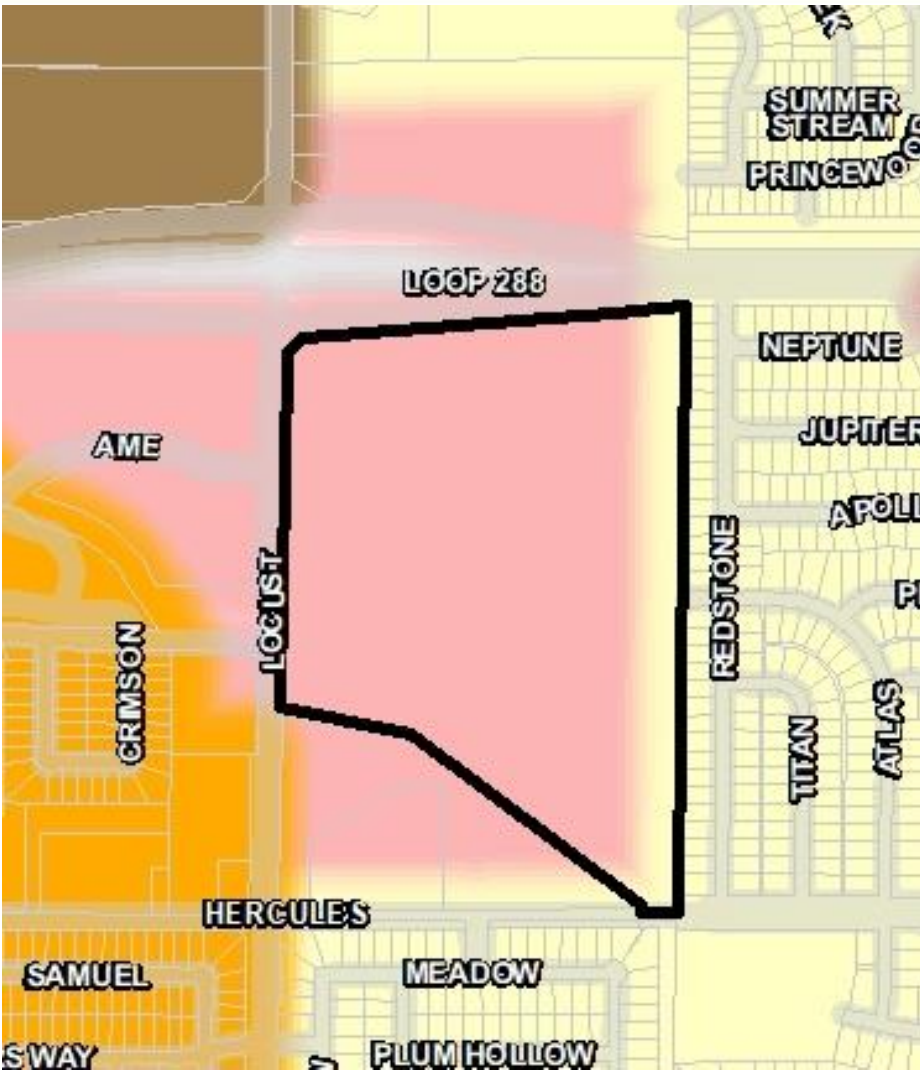
Proposed multifamily provides **complimentary residential use** to encourage and support the **future development of adjacent commercial uses** and an overall Community Mixed-Use area at this intersection, and provides higher density **housing that is buffered** from adjacent single-family neighborhoods by large open space areas.

Center Focus Area – Locust & 288:

- Majority of buildings align with goal that “buildings in identified Center Focus Areas should be oriented along streets, plazas, and pedestrian ways”
- Applies Table 4.1 Urban Design Principles in Center Focus Area, including:
 - Onsite Open Space
 - Connectivity
 - Mobility Choice
 - Building Scale and Orientation

Access, Mobility, Preferred Growth Concept:

- Furtheres Goal M-1: “Provides for the safe, efficient movement of vehicles, bicycles, and pedestrians . . .” by constructing neighborhood streets and public paths that create more connections, more options, and a broader and more robust transportation network in a future mixed-use area.



Compatibility with surrounding area

Surrounding Zoning: SC District permits variety of commercial uses at similar scale and intensity to proposed multifamily

Multiple Use Area

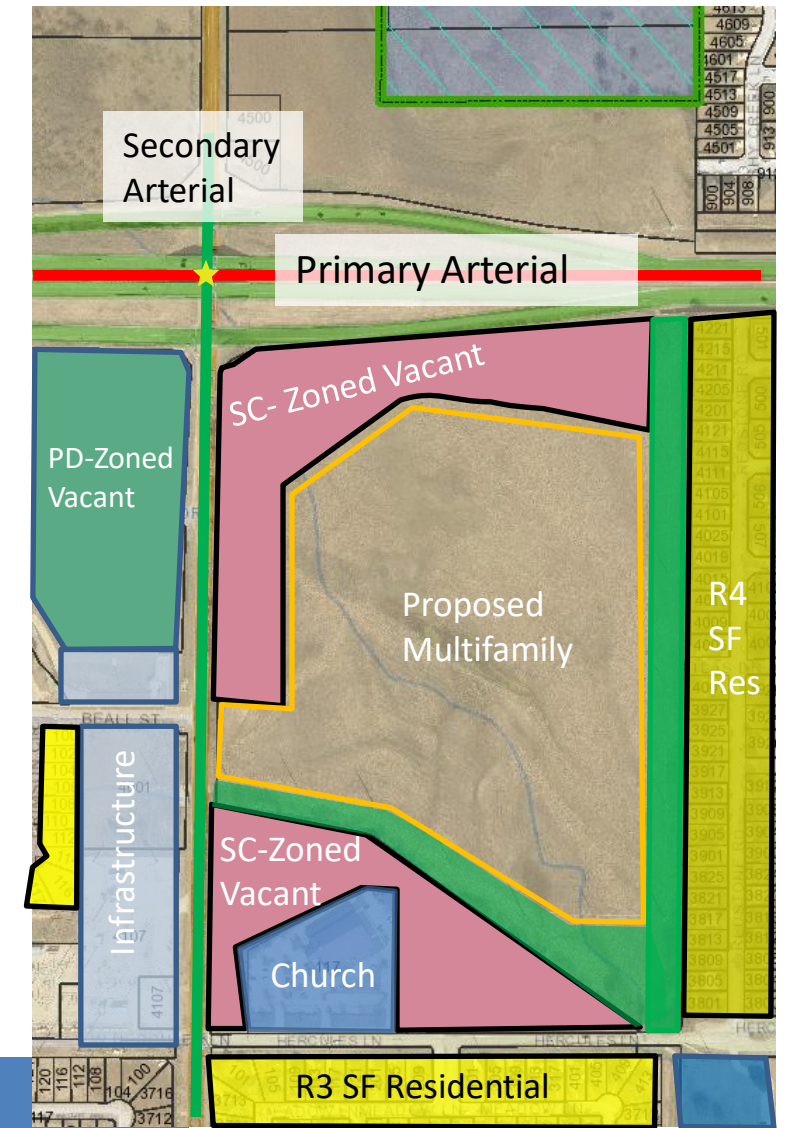
- SC-zoned vacant tracts on northwest of this property at key intersection
- Institutional and SC-zoned vacant to the south
- Residential to the east, buffered by easement
- Residential to the south, buffered by open space and Hercules

Appropriate location:

- Intersection of Primary Arterial (288) and Secondary Arterial (Locust)
- Multifamily appropriate near other residential uses – but with strong buffers
- Supports healthy mix of uses at key intersection
- Supports future commercial development to serve multifamily and single-family neighborhoods

Summary:

- ✓ Located at Center Focus Area intersection – residential supports future commercial
- ✓ Higher-density housing is appropriate for SC, adjacent to single-family residential but buffered by easements and/or roads



Public Outreach

- Newspaper Ad: October 29, 2022
- Property Posted: October 10, 2022
- Mailed Notices:
 - 200 ft. Public Notices mailed: 69
 - 500 ft. Courtesy Notices mailed: 535
- Written/Email Responses:
 - In Opposition: 6 (1.93%)
 - In Favor: 0
 - Neutral: 0



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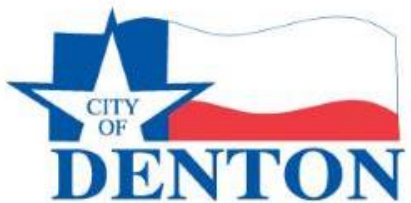


Recommendation

The Planning and Zoning Commission recommends **approval** (6-0) of the Specific Use Permit request with the conditions included in the AIS and Ordinance, as recommended by staff.

Staff recommends approval of the request with the conditions included in the AIS and Ordinance.

Questions



Recommendation

On October 26, P&Z voted (6-0) to recommend **approval** with staff-recommended conditions.

Staff recommends **approval with the conditions** provided in the AIS and Ordinance, which are as follows:

1. Site and Landscape Plan: The attached Site Plan and Landscape Plan reflect an intent to comply with the 2019 Denton Development Code (DDC) requirements, as amended, for parking, street trees, minimum landscape and tree canopy areas, open space, and landscape screening and compatibility buffers, with administrative approval of alternative landscape elements permitted and parking reductions in accordance with the DDC.
 - Minor alterations to the depicted locations of individual plantings and final individual plant selections, as well as increases to landscape area and percentage and number of trees and tree canopy percentage, may be approved by City staff, provided that the final landscaping, as planted, complies with the attached landscape plan in terms of buffers, buffer elements, location of required landscape elements and open space and trails, number of trees, and minimum landscape and tree canopy percentages, as well as all elements of the DDC.
 - Minor alterations to the exact locations of individual amenity elements may be approved by City staff, provided final design complies with the attached site plan and landscape plan in terms of types and minimum number of amenities provided within depicted gathering spaces.
 - Additional plantings and minor alterations to the Development Impact Area to provide mitigation for the impacts of the proposed trail and the proposed sidewalk along Hercules Lane to the Environmentally Sensitive Area (ESA) on the property may be administratively approved by city staff as part of the Civil Engineering Plans for this development, as long as such mitigation is in accordance with all standards of the Denton Development Code. Final determination of ESA location and exact nature of mitigation shall be approved with the Civil Engineering Plans for this development. This condition does not preclude the project from requiring approval of an Alternative ESA Plan if the scope of impacts to the ESA exceed the administrative allowances provided for in the DDC.
2. Building Elevations: The attached building elevations reflect an intent to comply with the DDC requirements, as amended, for building mass and form, percentage of windows and doors on a façade, and provision of architectural features to highlight entrances and provide visual interest.
 1. Elevations at the time of permitting shall be consistent with the attached elevations in terms of architectural style and details, specific architectural features that highlight entrances such as ornamental lights and canopies, provision of balconies or patios to articulate individual units, use of recesses, awnings, and changes in material to break up the façade vertically and horizontally and to articulate collections of units at intervals not to exceed 44 feet horizontally or 2 stories vertically, and delineation of the first floor with a change of material and horizontal banding.
 2. Minor alterations to individual window size and location may be approved by City staff, as long as:
 1. The style of windows, and the style and number of doors, on each façade is consistent with the attached elevations
 2. All buildings fronting on a public or private street have entrances facing the public or private street
 3. Windows and doors make up either at least the DDC-required percentage for facades facing a public or private street or, for facades not facing a public or private street, at least 11.5% of the side facades and 25.5% of the front and the rear façades, and windows and doors on all facades comply with all DDC standards.
 3. Garage elevations shall feature two dormer windows on each front and rear elevation and a horizontal change in material type on each façade.

Recommendation

3. The attached site plan and landscape plan are incorporated as requirements of the SUP. Staff shall have the ability to approve an increase of up to 5% of any of the amounts specified in requirements a-b, provided all applicable requirements of the DDC are met.
 - a. Three-hundred and thirty-six (336) dwelling units on the North Tract and three-hundred and twenty-four (324) dwelling units on the South Tract.
 - b. 577 parking spaces on the North Tract, and 570 parking spaces on the South Tract, are proposed for the multi-family development indicated on the site plan. Parking may shift to accommodate a change in the unit mixture but shall be in accordance with the requirements of the DDC and within the range of staff approvability.
4. All street and sidewalk infrastructure elements, including the full width of Beal Street from N Locust Street to the turnaround shown, and the full width of Ame Drive from North Locust Street to Beall Street shall be constructed in accordance with the plans shown in Exhibit B, and approved by the City of Denton, prior to release of any certificate of occupancy for any multifamily building proposed on this property, though staff may approve minor changes (25' or less) in the location of these streets and/or sidewalks in order to account for proposed TXDOT improvements to Loop 288 and N Locust Street, as long as the final design is in accordance with the standards of the DDC and City criteria manuals.
5. Subject to the approval of TXDOT, the Developer shall construct one of the two alternative traffic mitigation measures at the intersection of N Locust Street and Ame Drive. If neither of the alternatives shown in Exhibit B, Sheet C0.5, are acceptable to TXDOT, the City of Denton staff shall have the authority to approve alternative traffic mitigation measures for the intersection of Ame Drive, subject to the approval of TXDOT, without requiring an SUP amendment, as long as the approved mitigation measures comply with the standards of the Denton Development Code and the City criteria manuals. Traffic mitigation measure(s) for the intersection of Ame Drive and N Locust Street, approved by staff and TXDOT, must be constructed prior to issuance of Certificates of Occupancy for any of the multifamily buildings proposed with this development.
6. A turnaround must be constructed at the end of Beall Street as shown on Exhibit B, prior to release of any Certificates of Occupancy for this project, but, if plans for future TXDOT improvements to Loop 288 necessitate a shift in the turnaround location, City of Denton staff may approve a shift in the exact location of the center of this turnaround of up to 150', as long as the proposed location is still in accordance with all DDC and City criteria manual standards and/or any variance to those standards approved by the City Engineer.
7. Minor alterations in design and location of sidewalk, curb, and gutter along Hercules Lane and in location of proposed gravel trail may be necessary based on the final determination of the size and location of the Environmentally Sensitive Area on this property, and staff may approve such minor alterations, as long as the final design and locations are in accordance with the standards of the Denton Development Code and the City's adopted criteria manuals.

Recommendation

8. Notwithstanding the limited administrative approvals authorized in conditions 1-7, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, the attached landscape plan, the attached building elevations, and the elements referenced in conditions 1-7
9. Subject to the approval of TXDOT, a traffic signal at the intersection of Beall Street and N Locust Street shall be constructed by the Developer and shall be complete and accepted by the City of Denton prior to issuance of any Certificates of Occupancy for any of the multifamily buildings proposed with this development.
10. Prior to approval of any Final Plat for this development, Developer shall pay to the City of Denton the proportion of the cost of a traffic signal at North Locust Street and Loop 288 that was determined by the Traffic Impact Analysis for this project (TIA21-0016) to be the responsibility of the multifamily developer, based on the traffic projected to be generated by that development.
11. The project shall comply with Denton Development Code Section 7.7.4, *Tree Preservation*.
12. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.
13. The multi-family residential use allowed by the SUP on the Property, depicted on the Site Plan, Landscape Plan, and Building Elevations, requires the following elements, which are hereby incorporated into this ordinance and may only be modified as noted in conditions above:
 - A. **Multifamily Lots:**
 - Tract 4 (North Tract): ~14.09 acres
 - Tract 5 (South Tract): ~22.4 acres
 - B. **Dwelling Units:**
 - Tract 4 (North Tract): 336 one-, two-, and three-bedroom units in 12 three-story buildings
 - Tract 5 (South Tract): 324 one-, two-, and three-bedroom units in 12 three-story buildings
 - Total: 660 one-, two-, and three-bedroom units in 24 three-story buildings
 - C. **Recreational Areas and Open Space:**
 - North Tract:** Amenity center with pool, 36,400 sf of Open Space in 5 areas with benches and/or walking paths.
 - South Tract:** Amenity center with pool, 95,400 sf of Open Space in 5 areas, ~500 linear feet of walking path along pond with fountain.
 - Overall:**
 - Total open space encompasses 147,500 sf -- over 8% of the land area.
 - Minimum 2,000 linear feet of gravel trail through the green space in the easement on the east side of the development (green space in easement is in addition to open space).



Recommendation

- D. Parking:** 1,147 total vehicular spaces provided, for ~1.2 spaces per bedroom; 60 bicycle parking spaces distributed throughout the two tracts.
- E. Access and Connectivity:** Full, signalized access to N Locust Street is provided to both tracts via the extension of Beall Street to be constructed by the Developer; subject to the approval of the Texas Department of Transportation (TXDOT), the Developer will also be required to construct the signal at Beall and Locust. Both tracts will have right in, right out access to N Locust Street via the extension of Ame Drive to be constructed by the Developer. The North tract will have three points of access onto Beall Street and the South tract will have two. Pedestrian connectivity will be provided to N Locust Drive via a sidewalk to be constructed by the Developer and via gravel path to Hercules Drive. Developer will also provide a public sidewalk connection in a public access easement through the site from Atlas Drive to the Beall Street sidewalk, to facilitate pedestrian access to the potential future commercial development along N Locust and Loop 288.
- F. Design:** Building elevations feature balconies or patios for all units, with awnings or decorative sconces or arched roofs at all main entrances, and with buildings oriented around shared open spaces, along trails, or fronting on the shared central boulevard or the right-of-way with direct access to the public sidewalk.
- G. Landscaping:** New tree plantings in common areas above and beyond required tree canopy; landscape area over 10% above minimum; a combination of large canopy trees, tree preservation, and 70+ feet of buffer width to provide a buffer between multifamily buildings and the single-family neighborhood to the east.

14. Administrative Modifications. The Development Services Director or designee may administratively approve the following modifications:

- A. A reduction in the lot coverage, an increase in the landscape area, and a decrease in the number of dwelling units with associated parking by any amount. Additional parking reductions may be granted in accordance with DDC Section 7.9.5E.
- B. Increases of 5% or less of any of the amounts specified in Subsections 3.B & D of this ordinance, provided all applicable requirements of the DDC are met.