

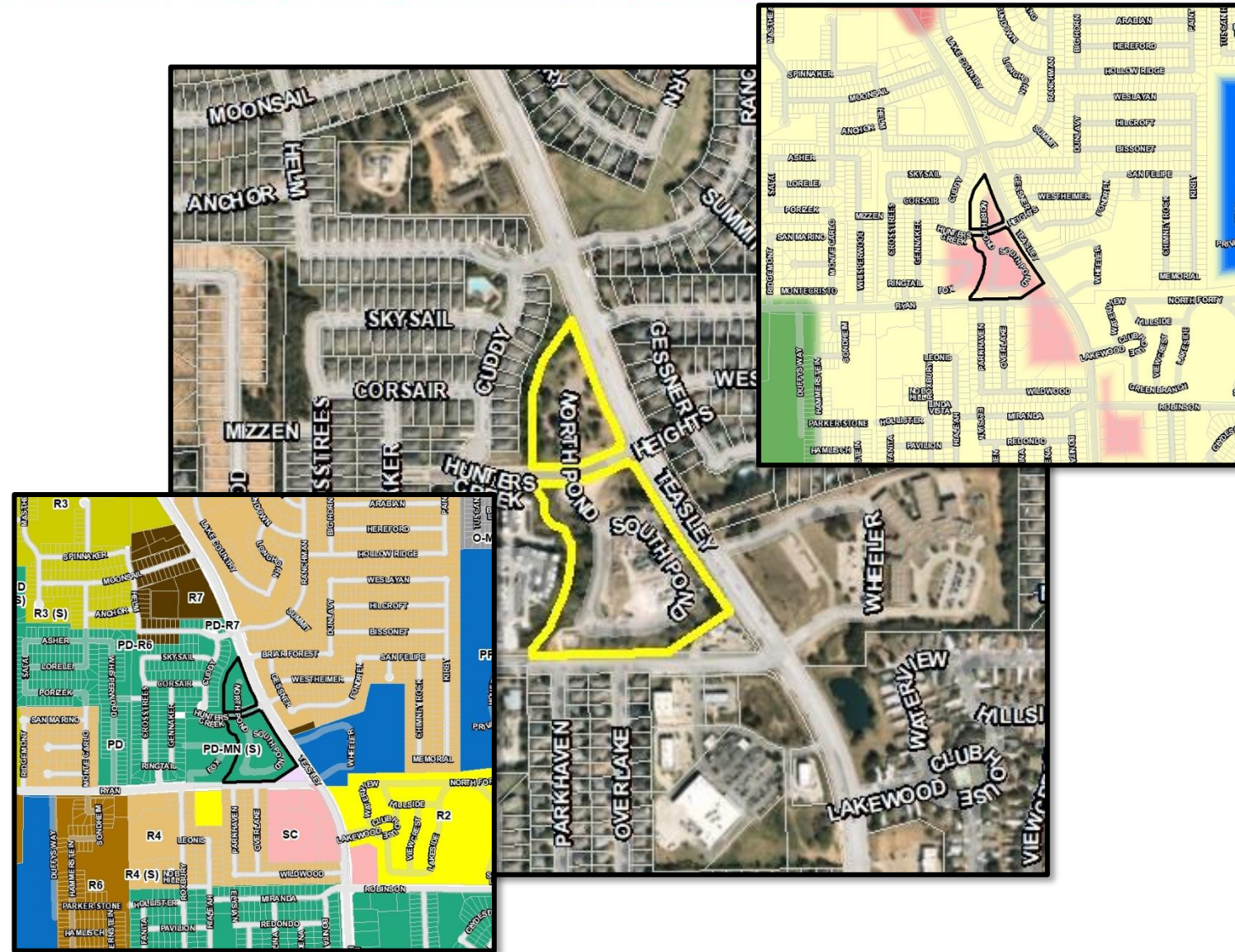
PD22-0010f Denton West Joint Venture

Mia Hines
Associate Planner
April 18, 2023



Request

- Request to rezone from PD-MN to PD-SC
- 12.77 acres NWC of Teasley Lane and Ryan Road
- Under current PD-MN, permitted uses are commercial uses permitted within NRMU (2002 DDC)
- Request would:
 - Permit certain commercial uses appropriate for this context
 - Require compliance with current DDC
 - Require additional context sensitive site design considerations



Rezone to a Planned Development (PD) District

Overlay PD

- Intended to address concerns of neighboring property owners and to ensure the proposed rezoning and subsequent development are compatible with surrounding neighborhoods or less intensive uses
- May be used to restrict or expand the uses permitted within a base zoning district or to impose additional use-specific standards than already listed within Subchapter 5 of the DDC
- Applicants may modify setbacks, landscaping, screening, or buffering requirements along the borders adjoining residential uses or less intensive land uses than what is proposed within the Overlay PD

Standard PD

- Intended to be used to achieve greater flexibility than is allowed by the strict application of this DDC
- May be used to permit new or unique land uses or combinations of uses or to proposed innovative or creative development standards
- Requires review/approval of PD Regulations, a PD Development Plan, and PD Phasing

Criteria for Approval, DDC Subchapter 2

General Approval Criteria for All Applications (Sec. 2.4.5.E)

1. General Criteria
2. Prior Approvals
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. **Compliance with this DDC**
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. **Minimizes Adverse Impacts on Surrounding Property**
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

Summary:

- ✓ **The new PD would be subject to the development standards of the current DDC**
- ✓ **Since the adoption of the current PD, the area has experienced significant growth and significant infrastructure improvements are underway**
- ✓ **The proposed PD builds in additional buffers to minimize adverse impacts on the surrounding less intense uses**
- ✓ **Community Mixed Use FLUM Designation – intended to serve as a transition between established single-family neighborhoods and commercial areas than can accommodate greater density along key corridors of Denton**

Zoning Criteria for Approval (Sec 2.7.3.E)

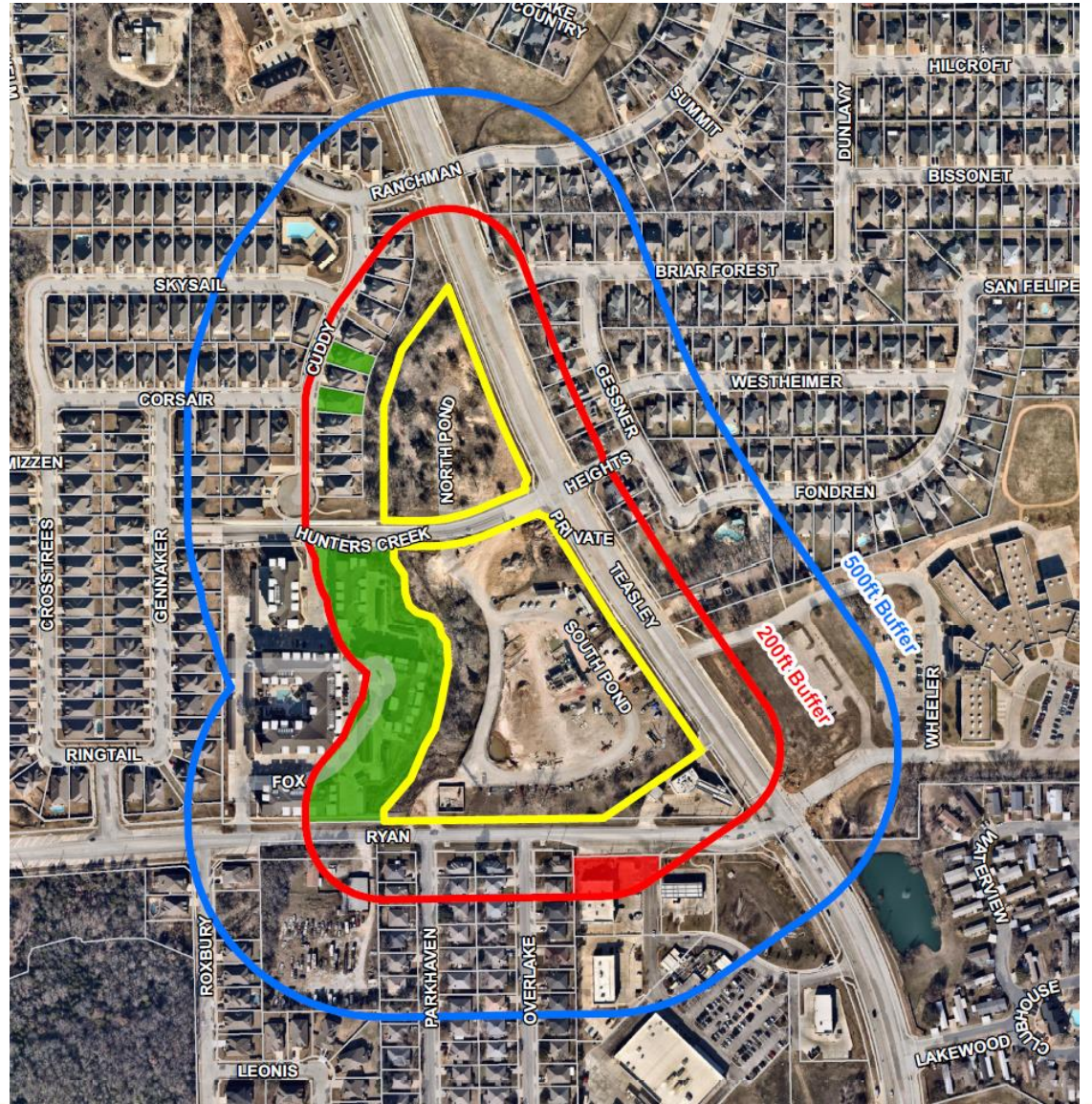
1. **Complies with the goals o the Comprehensive Plan**
2. Complies with the goals of relevant Area Plans
3. Complies with this DC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan
4. Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District
5. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area
6. **In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended; and**
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District
8. **The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood**

Impacts to Surrounding Property

Standard		Existing PD-MN District	Base SC District	Proposed PD-SC District
Permitted Uses (DDC Table 5.2-A)		<u>Commercial</u> Uses permitted in the <u>NRMU District</u> as categorized in the <u>2002 DDC</u>	All Uses permitted in the SC District per the DDC	Uses permitted in the SC District per the DDC excluding prohibited uses (see <u>Exhibit 6</u>) <u>max 3 drive-through facilities by right</u>
Land Use Compatibility Buffer (DDC 7.7.6)	Tract 1 (adjacent to SF HOA Property)	Min. 15-foot-wide (6 trees & 25 shrubs per 100 lf.)	No buffer	<u>Min. 30-foot-wide; Min. 30 points from DDC Table 7.G</u>
	Tract 2 (adjacent to MF)	Min. 15-foot-wide (6 trees & 25 shrubs per 100 lf.)	Min. 15-foot-wide; Min. 30 points from DDC Table 7.G	<u>Min. 30-foot-wide; Min. 30 points from DDC Table 7.G</u>
Specific Vehicular Parking & Maneuvering Screening		Min. 15-foot-wide landscape buffer (1:4 slope berm, 1 tree per 40 lf.)	<u>Min. 2 ROW</u> screening elements from DDC Table 7.E (unless no front parking, then 1)	<u>Teasley Lane</u> - Min. 25-foot parking area setback; Min. 2 ROW elements <u>Hunters Creek Road</u> - Min. 15-foot parking area setback; Min. 3 ROW elements; no menu boards between building & ROW

Public Outreach

- Newspaper Ad: February 19, 2023 and March 12, 2023
- Property Posted: February 3, 2023
- Mailed Notices:
 - 200 ft. Public Notices mailed: 42
 - 500 ft. Courtesy Notices mailed: 689
- Responses:
 - In Opposition: 1
 - In Favor: 3
 - Neutral: 0



Recommendation

The Planning & Zoning Commission recommended **approval** [5-2]

Staff recommends **approval** of the request, as it complies with the criteria in Sections 2.4.5.E and 2.7.3.E of the Denton Development Code (DDC).

QUESTIONS?

Mia Hines

Associate Planner

Planning & Development Services