

Zoning Change Project Narrative

Vandesmith Developers, LTD. Tract

Z24-0003

Project Description/Summary:

Location:

The Vandesmith Developers, LTD. Tract is located near the northeast corner of US 377 and Hobson Lane. This tract has approximately 886-feet of frontage on Hobson Lane along its southern boundary. The overall tract is 18.02-acres.

Purpose/Project Description:

To change the zoning of a small portion of the tract from SC to R6 which is consistent with the zoning on the remainders of the tract and develop the property in a manner that is sustainable, compatible, and marketable with surrounding existing uses and current market forces. Proposed development would be a single-family residential subdivision with connections to Hobson Lane.

Site History:

The land is currently unplatted. A portion of the parcel contains the approved City of Denton project for Storage 365. There are no known past land development applications or permits on the portion of the parcel that is being changed to R6 zoning.

Surrounding Property Use:

Property is bounded on the north and east by the R6 zoning district, on the west by the SC zoning district, and on the south across Hobson Lane by the R2 zoning district.

Existing and Proposed Land Use:

Existing Zoning: SC (approximately 1.34-acres) and R6 (approximately 16.68-acres)

Proposed Zoning: R6

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

Acreage: The tract is 18.02-acres with 1.34-acres included in the proposed zoning change application.

Land Characteristics: The tract has minimal trees scattered throughout with fence row trees along several of the boundary lines. There is approximately 22' of fall across the property from the north

to the southeast/southcentral. There are no structures located on the site. FEMA maps show that a small portion of the property is located within the FEMA Zone A 100-year floodplain. Per City maps, the portion of the tract within FEMA floodplain is also located within an ESA.

For the 1.34-acres within the zoning change request, there are only a few trees. There is approximately 12-feet of fall from west to east. There are no structures, FEMA floodplain, or City ESA.

Existing Uses: This tract is currently undeveloped and has minimal trees scattered throughout with fence row trees along several of the boundary lines.

Proposed Uses: Approximately sixty to sixty-five (60-65) single family residential lots are being proposed for the overall tract.

For the 1.34-acres within the zoning change request, there are approximately six (6) single family residential lots. A portion of three (3) of these lots are also located within the area of the tract that is already zoned R6.

For the overall development, a downstream assessment, CLOMR, ESA assessment, and alternate ESA plan are anticipated. The proposed development would have two points of connection to Hobson Lane and would include internal open spaces for residents. At this time it is assumed the City will not desire public park land dedication due to the small size of the proposed development, and therefore all open space and amenities that are provided to serve the community will be privately owned and maintained by a mandatory homeowner's association (HOA).

Phasing and Proposed Access: At this time, it is assumed that the proposed development will be constructed as one phase. Primary access and secondary access will be from Hobson Lane.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric exist to the property. City water is located along Hobson Lane. City sewer is in the southeast portion of the tract and continues south across Hobson Lane.

Proposed Utilities: Water will be provided by connections with the existing 16-inch line located in Hobson Lane. The internal water lines will create a looped system for the proposed development.

Sewer will be provided by connecting to the sewer stub manhole in the southeast portion of the tract.

Existing Topography and Drainage: The property falls from the north to the south, through the middle of the site towards an existing culvert at the southern property line in Hobson Lane right of way. There is approximately 22' of fall across the property from the north to the southeast/southcentral. The existing slopes are moderate to steep, will require retaining walls, and are suited for the proposed project.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed in order to grade the site for single-family uses. The proposed grades will conform generally to existing slopes and patterns, and extensive cuts and fills are not anticipated. The proposed hydrology will be paved or covered consistent with uses and intensity of development within the R6 zoning district. Drainage systems will be enclosed conduits out-falling into proposed detention ponds located in open spaces and then out-falling to the existing storm sewer systems. A CLOMR and 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 through the use of the R6 Zoning District:

- Proposed uses limited to single-family detached and accessory and temporary uses allowed within R6;
- The Storage 365 Denton project left a remaining SC zoning area that is being proposed for rezoning to R6 with this application. Without the rezoning, the remaining SC zoning area is not large enough for a feasible development.

Community Amenities:

There will be open spaces and neighborhood sidewalks and trails typical to single family residential.

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.

Impact of the Proposed Change On:

- a. **The Goals and Objectives of The Denton Plan:** The proposed zone change will adhere to the goals and objectives of The Denton Plan by matching the Future Land Use Element, and by preserving worthy natural resources and features. No negative impacts to the goals and objectives of the Denton Plan will be realized due to; the relatively minor change in the proposed zoning and the compatibility with existing zoning and uses; the relatively limited

area of change; and opportunity for the area to evolve and adjust over time in response to market forces. Furthermore, The Denton Plan encourages a mix of housing and this proposed development would provide transition from the NR-6 to the east to the NR-2 to the west.

- b. The Future Land Use Element of The Denton Plan: The proposed zone change matches the Future Land Use Element of The Denton Plan.
- c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered as a result of the proposed zone change. The number of single-family residential units that can potentially be developed will increase slightly. However, because of the relatively limited area of change, and minor change in allowed density compared to the existing zoning, the increase is negligible and not measurable in the context of The Denton Plan.
- d. Adequate Public Facility Elements of The Denton Plan and How the Change Will Effect the Provision of Services Anticipated in The Denton Plan: Because of the relatively limited area of change, and minor change in allowed density compared to the existing zoning, 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 anticipated in The Denton 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 would be in a similar layout and lot size as the surrounding residential developments.
- 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:* Proposed single-family homes will plant street trees, front yard tree and a rear yard tree. Layout will provide connectivity with adjacent open spaces.
- 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 proposed zone change is in general conformance with the future land use plan and surrounding uses. The proposed density of around 3.4 units per acre is slightly less than the 4 units per acre supported by low density residential but is compatible with the surrounding uses and densities. The change from SC to R6 allows for less intense uses than a commercial zoning district. The requested zone change is compatible with surrounding and adjacent uses.