

McKinney Denton Apartments NRP Group, LLC and Denton Housing Authority

NARRATIVE

HISTORY

A Pre-Application entitled "NRP Denton Apartments" was submitted by Richard Nixon of Bury, Inc. in November of 2014. The Pre-Application was assigned Project Number PAC14-0132 and was processed and a meeting held with representatives from the City. The Development Review Committee gathered comments from city departments and staff and provided its preliminary assessment on or about November 21, 2014. On April 24, 2015 a second Pre-Application entitled "Denton Apartments Project/NRP Group, LLC and Denton Housing Authority" was submitted by Lance Vanzant of Hayes, Berry, White & Vanzant, LLP. The second Pre-Application was assigned Project No. PAC15-0056. A second round of comments was provided by City of Denton staff on or about May 11, 2015, The Applicant is hereby bringing forth a Specific Use Permit Application for the City's review and consideration. The Applicant in conjunction with the Denton Housing Authority proposes to develop a mixed-use residential community that would meet the needs of working families in the City of Denton. The NRP Group, LLC, is the developer, Womack + Hampton Architects, LLC, is the architect, and Cross Engineering Consultants, Inc. is the engineering consultant.

PROJECT SUMMARY

The McKinney Denton Apartments Project (the "project") covers approximately 16 acres south of FM 426 (McKinney St) between S Woodrow Ln. and Loop 288 in Denton, Denton County, Texas. The subject property's expected address is 2400 E McKinney St, Denton, TX 76209. Mack Park is west of the subject property, Grace Pointe Church is east, and the surrounding areas south of the property are undeveloped. The property is located within the Pecan Creek Watershed. It is not located within the 100-year floodplain according to the Federal Emergency Management Agency (FEMA).

The NRP Group in association with the Denton Housing Authority will provide a mixed-use project consisting of 322 multi-family homes on the 16-acre tract with amenities including a community center, pool, playground areas, outdoor cooking facilities and bike facilities. In addition to urban style housing, the project contains physical facilities and programs dedicated to both childhood and adult education and job training. This

project will meet not only the housing needs of Denton's citizens with low to moderate incomes, but it is designed specifically to have on-site facilities and personnel to serve the resident families and other Denton families who reside in Denton Housing Authority facilities with a wide range of educational and career training services.

The subject property is zoned Neighborhood Residential Mixed Use (NRMU). The development is also subject to the City of Denton Code of Ordinances and Land Development Code. The site design is consistent with the Denton Plan's policies and objectives and the Denton Development Code's guidelines. The project requires no variances. The existing topography of the property provides a unique opportunity to incorporate building elements that highlight urban design characteristics in a beautiful natural setting through utilization of the existing forest canopy. The retention of existing trees was the first priority of the site design team. Through multiple revisions to the site plan and creative configuration of the building footprints, a significant number of quality and protected trees have been preserved. The design is consistent with the letter and spirit of the City's tree preservation guidelines and landscape ordinances. The buildings and outdoor public spaces have been planned to maximize the resident's use and enjoyment of the natural environment. Special care has been taken to ensure the maximum retention of large trees along McKinney Street frontage to encourage walkability along McKinney Street and to provide a pleasing natural aesthetic to neighboring properties.

In addition to the existing natural features, the site has been configured to maximize outdoor public space, ensure walkability to surrounding neighborhoods and encourage biking and alternate transportation. Specifically, the project meets or exceeds the City's requirements for sidewalks and includes a significant number of bike racks throughout the property for use by residents and non-resident users of community services provided by the facility.

The planning and design of the project will ensure that it is compatible with and not injurious to the use and enjoyment of other property nor will it diminish or impair property values within the immediate vicinity of the property. In fact, the project will provide opportunities for Denton's low to moderate income citizens to significantly upgrade their housing choices and will incorporate unique architectural and site design features to enhance neighborhood appearance. The community and educational services offered by the project will provide a tangible benefit to the community, especially those families living in close proximity to the project. The project is in compliance with all masonry requirements and other site and architectural design standards.

The project's 322 residences are broken down as follows:

- (1) bedroom- 36
- (2) bedroom- 146
- (3) bedroom- 124

(4) bedroom- 16

The size and number of parking spaces is in compliance with the Denton Development Code. The arrangement of parking spaces and driveways is designed to ensure efficient traffic mobility and pedestrian safety. Parking and other impervious improvements have been configured to provide generous landscaping and to save as many existing trees as possible. The project meets or exceeds all requirements related to fire code and other life safety code provisions.

Lighting requirements landscaping improvements on the property will be arranged to adequately protect adjacent property owners from any adverse effects of development. The project is consistent with the buffer requirements contained in the Denton Development Code. Mack Park is to the west of the site and currently provides a mix of youth and adult recreational opportunities including ball fields, tennis and basketball courts, and playgrounds.

The site has been designed to meet or exceed the City's requirements for the provision of utilities, access roads and drainage. The applicant has provided for the dedication of all required public utility easements and rights of way. The applicant will construct all public improvements required by the City to serve the project. The property is accessible to all City of Denton utility services.

In regard to existing utilities and infrastructure, the site is located on the south side of McKinney Street (FM 426). McKinney Street is classified as a Secondary Major Arterial (110-ft Right-of-Way) and is controlled by Texas Department of Transportation ("TxDOT"). Subject to TxDOT approval, McKinney Street will be re-stripped and modified as necessary to add a left turn lane and a deceleration lane in the main (west) driveway into the project. Currently, TxDOT plans to expand McKinney Street to a 4-lane divided roadway with a raised median.

The City of Denton location map indicates an existing 8" water main under the northern edge of the McKinney Street pavement, opposing the subject property. Comments from the City's Design Review Committee indicate that a 12" water line will need to be extended from the east property line, along the entire McKinney Street frontage. An 8" sanitary sewer line is located in the south McKinney Street Right-of-Way. 8" sanitary sewer lines will be located throughout the project site. A lift station should not be required.

The subject tract slopes and drains generally from northeast to southeast. Existing plans for the McKinney Street substation (downstream of the subject tract) show a 42" reinforced concrete storm drainage pipe was constructed across the south end of the

substation tract, which will adequately serve the subject tract. The project will be designed internally with underground storm drainage pipes, roof drains, and inlets.

Solid waste service is available through the City of Denton. Electricity is available through Denton Municipal District.

The site's landscaping and open spaces have been designed to meet or exceed the City's landscape requirements. Buildings have been arranged to create large open spaces for the enjoyment of the residents that will also preserve significant stands of existing trees. Parking lots and driveways meander through the site, tempered by large landscaped medians and islands and providing further opportunities to save trees. The existing topography was studied extensively to ensure that the buildings and parking lots can be constructed as close to existing grades as possible, minimizing the need for cut and/or fill around the tree's root zones.

One of the highest priorities was preserving as many of the existing trees as possible. As a result, the project will exceed the City's preservation requirement for Quality Trees by more than 500 inches. Although preserving large tree stands of oaks and other hardwoods was the primary focus, individual trees that were in close proximity to buildings and parking lots were studied on a case by case basis often resulting in adjustments to the site plan to maximize their preservation.

To soften the view of this development from the public street and neighboring properties, a series of landscape buffers has been added. Parking areas visible from the McKinney Street will be screened with landscaping. A ten foot, Type B, landscape buffer has been provided along the entire southern property line. Similarly a fifteen foot, Type C buffer has been added along the eastern boundary. These buffers will include large stands of existing trees supplemented by dense plantings of new trees and shrubs.