



March 24, 2016

City of Denton Planning Department
City Hall West
221 N Elm St.
Denton, Texas 76201

Re: Alternative Development Plan (ADP)
Pecan Creek Business Park
Duchess Drive
R 117881

AEG #: KCH1302

PROJECT NARRATIVE

Project Description/Summary and Site History

This is the first component of the Pecan Creek Business Park planned by Key Custom Homes. It comprises about 2.6 acres of the 34.5 acre planned business park. The park is intended to attract regional and central headquarters for small to medium corporations. Pedestrian friendliness is incorporated into the planning to provide for employment and business interaction with the local community.

Except for the development of apartments to the immediate north, duplexes to the northwest and the construction of Duchess Drive, the area has never been developed.

About 0.02 acres of the ADP site is encumbered with FEMA floodplain while 17.6 acres (51%) of the 34.5 acre business park is affected by FEMA floodplain. We anticipate that a flood study will notably reduce the area of the floodplain as the stream does not appear to have been studied since the bridges were constructed as a part of Loop 288. These bridges may have released the floods more efficiently and thereby reduced or even eliminated the backwater effect caused by the restricted flow.

The FEMA floodplain provides an opportunity to connect business park pedestrian and recreational facilities with similar facilities in adjacent City of Denton Park facilities such as the park land on the east side of Loop 288.

The somewhat secluded area, open nature of the development and access to nature and recreational elements along the flood plain will help to render this site as a very attractive site for local and regional business headquarters.

Part of attracting corporate headquarters is providing for the employees who arrive at work by automobile as well as local employees who may arrive by bicycle, walking or bus. We also must provide access for patrons and visitors. To do so, we are proposing to have employee parking in the rear and sides with visitor parking in the front. The front parking will have a different character than the typical rectangle and could support other elements such as landscape or art features. Corporate headquarters will tend to have several doors for employees to access from the main parking facility while the patrons will access from the front which is also an architectural feature of the building.

For this first phase of the business park development we are requesting the following exceptions to the design criteria provided in Subchapter 13 of the Denton Development Code;

35.13.13.3. Orientation: We are proposing buildings that are not directly oriented toward the street but that have a visual funnel that creates a courtyard appearance and draws the observer's interest toward the site as a whole. The primary entrance will be on the courtyard side of the building while the employees may enter via several other entrances around the building.

35.13.13.3.C. Parking: We are proposing that 18 of the required parking spaces be located in front of the building for use by patrons and not by employees. The front parking has a circular shape with a landscape feature in the center. This is intended to add architectural variety to the site and enhance the courtyard effect.

To further promote alternative means of transportation, particularly bicycles, we are providing spaces for approximately 18 bicycles. These are included in the drive returns of the parking and are located in the northeast corner of the site. If bicycle traffic increases significantly in the future then we anticipate converting parking spaces to bicycle storage racks. This will be accomplished by taking two parking spaces, constructing a bike rack along the stripe between them and restriping to avoid confusion with the parking spaces. One concern will be the seasonal use of bicycles and the need for parking during the peak vehicle season.

Surrounding Property Uses:

- N: Knollwood Villas Apartment Complex
- NW: Longhorn Cove Duplex Development
- W: Vacant property
- SW: Vacant property and FEMA Floodplain
- S: Vacant Property (future phases of Pecan Creek Business Park), and FEMA Floodplain
- SE: Vacant Property (future phases of Pecan Creek Business Park), and FEMA Floodplain
- E: Vacant Property

Existing Site Conditions:

The site slopes gently to the ESE at about a 1.5 percent slope. It is mostly vacant with a few trees. There is a drainage easement that contains a box culvert along the eastern boundary. It drains a notable open drainage structure located along the south boundary of the Knollwood Villas.

The existing hydrology is essentially open grassland.

The existing land use is vacant.

Circulation is via Duchess Drive which borders the south property line and is a commercial collector. The north half (this site) has been constructed. Sidewalks will be added with this development. The south half will be constructed with development on the south. There is not any access to the north or west. Duchess Drive curves to the northwest effectively creating a western access. A future multi-use trail is indicated on the City Pedestrian and Bicycle Mobility Plan, March 2014. This site will have pedestrian/bicycle access to the remainder of the Pecan Creek Business Park on the south side of Duchess Drive. Key Custom Homes desires to work with the City Parks and Recreation Department and the Planning Department to develop a localized activity trail system that integrally ties into the City wide system on the south side of Duchess Drive.

This site is the first element of a planned business park development. Given its separation from the natural open space elements of the business park it is the denser of the sites. Yet it still has about 10 percent more landscaping than required and is planned to work with the planned and natural features of the open space to the south within the development.

Existing infrastructure includes:

- Public water and sanitary sewer along Duchess Drive.
- A storm sewer box culvert along the eastern boundary.
- Solid waste service will be via the City of Denton.
- Electric service will be via the City of Denton.

Proposed Site Conditions:

Proposed Land Uses:

- The site will drain to the east as it naturally does. Storm sewer systems will be designed to facilitate the transfer of storm water to the box culvert system.
- Storm water runoff will be characterized by roof tops, parking lots, sidewalks and landscape areas. Detention will not be required due to the proximity to the flood plain.
- The zoning is CM-G and the proposed use is Professional Services and Offices. Building 1 will be constructed immediately and will house a single tenant. Building 2 will be constructed once a tenant is identified. It will be very similar to Building 1 with an essentially identical exterior finish. It is desired for this site to appear as a unified purpose.
- Vehicular circulation will be via Duchess Drive (commercial collector) and will primarily be feed by Loop 288. The 2015 Mobility Plan indicates that Duchess Drive will eventually continue west to Woodrow Lane, but we are not aware of any immediate plans for development of this system. The site incorporates sidewalks and bicycle racks to facilitate general pedestrian/bicycle circulation and will

coordinate with the trail systems of the future development of the business park to the south.

Proposed Infrastructure and Utilities

- The existing water, sanitary sewer and street systems are adequate. No improvements are necessary.
- Solid waste service will be via the City of Denton. A single solid waste dual dumpster is proposed to simplify operations, minimize use of landscape areas and provide convenient and efficient service for both buildings. The larger dumpster enclosure will be used to better accommodate the possible generation of waste.
- Electric will be via the City of Denton.

Proposed Open Space, Recreation and Preservation Area:

- The open space will include landscaping and will be about 10 percent greater than the 20 percent required. There are no proposed direct recreational facilities planned for this site. Bicycle racks will be included to encourage alternative means of access and as a means for employees to take advantage of the future trail systems planned for the south and the City system. In addition, given the extra open space provided, there is opportunity for future development of direct recreational facilities if desired by the tenants, i.e. a picnic pavilion.

Proposed Mitigation Measures for Nuisance Abatement:

We are of the opinion that this development does not pose any nuisance conditions that require abatement. Except for two items which are building orientation and front yard parking, the site will be constructed in conformance with the Denton Development Code.

The exceptions to the Denton Development Code that are requested via this ADP are deemed necessary to optimize the ability of the project to maximize the goals, policies and objectives of the Denton Plan. In part these include:

- Create a business park that attracts professional, high technology business and corporate headquarters.
- Create a business park that provides opportunities for local business to grow into and not need to relocate to other areas.
- Create a business park that provides internships and employment opportunities for local college students.
- Create a business park that integrates pedestrian, bicycle, mass transportation and automobile systems into the overall access.
- Create a business park that attracts activity in an otherwise vacant and underutilized portion of the City.
- Create a business park that integrates with the City park and trail systems and provides park and recreational opportunities to the local workforce as well as the residential community.
- Create a business park that incorporates its natural areas as a blended element of the development and an integral element of the community.
- Create a business park that provides opportunities for the public display of art via landscaping and exhibition areas.

Compatibility with the Denton Plan 2030 are further indicated in the attached chart.

Respectfully submitted,
Allison Engineering Group, Inc.



Lee K. Allison, P.E., FNSPE

Pecan Creek Business Park Alternative Development Plan Denton Plan 2030 Compatibility Chart

Goal	Description	Compatibility			
		High	Medium	Low	N/A
Land Use					
LU-1	Grow Compactly: Achieve sound; sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.		X		
LU-2	Grow with Purpose: Achieve re-investment, revitalization, and redevelopment of key growth Centers and Corridors.	X			
LU-3	Grow our Assets: Maintain and Strengthen Neighborhoods, Commercial and Employment Areas.	X			
LU-4	Grow Resourcefully: Manage growth for wise use of land resources with staged, contiguous, and compatible development.	X			
LU-5	Grow with Character: Promote Development which Enhances Community Character and Functionality.	X			
LU-6	Grow with Balance: Establish land use designations that respond to the growing needs and character specifications of the Denton community.	X			
Fiscal and Economic Vitality					
FEV-1	Ensure the long-term financial stability of the city with fiscally responsible policies and actions.	X			
FEV-2	Improve the City's job-to-worker ratio by increasing the number of jobs available to the resident workforce and local graduates.	X			
FEV-3	Increase Denton's tourism and entertainment potential.			X	
FEV-4	Establish and maintain a fiscally responsible revenue and expenditure balance.	X			
FEV-5	Design a fiscally advantageous land use pattern paired with fiscally responsible infrastructure management and investment.	X			
FEV-6	Ensure that new development pays its fair and proportionate share of the cost to maintain current levels of services such as public safety, parks and recreation, streets, and utilities.	X			

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Goal	Description	Compatibility			
		High	Medium	Low	N/A
Community Character & Urban Design					
CC-1	Identify Character: Protect Denton's historic character areas through thoughtful preservation and integration of new development.			X	
CC-2	Preserve and maintain the unique character of Denton for long-term sustainment of community character.			X	
CC-3	Promote Denton's character through public art, arts and culture, heritage tourism, and places for community interaction.		X		
CC-4	Create Character: Achieve exemplary urban design in future and existing development throughout Denton's neighborhoods, centers and land uses.	X			
Parks, Conservation & Environment					
PCE-1	Unite Denton through a framework of parks, open spaces, and recreation facilities that respond to unique community needs and match population growth.		X		
PCE-2	Use an integrative approach to environmental management to create local land conservation strategies tailored to protecting Denton's water, air, ecosystems and natural character.		X		
PCE-3	Create framework for advancing sustainability in a comprehensive manner for the future of Denton.		X		
Mobility					
M-1	Provide for the safe, efficient movement of motor vehicles, bicycles, and pedestrians in a sustainable way that complement Denton's planned growth strategy.		X		
M-2	Enhance Denton's economy by supporting the city's freight network.				X
M-3	Create a transportation network where residents can walk, bicycle, and use other forms of non-motorized transportation for exercise, recreation, and to get to daily destinations.		X		
M-4	Create an environment where transit is convenient and safe for travel both within Denton and to the rest of the region.		X		

Pecan Creek Business Park Alternative Development Plan Denton Plan 2030 Compatibility Chart

Goal	Description	Compatibility			
		High	Medium	Low	N/A
Housing & Neighborhoods					
HN-1	Develop and Maintain a housing stock that meets the needs of all residents with a diverse array of choices in type, cost and location.				X
HN-2	Ensure the continued viability of Denton's established neighborhoods through thoughtful conservation.				X
HN-3	Maintain and improve the livability of Denton's neighborhoods through provision of adequate schools and community facilities.		X		
Community Health, Safety & Services					
CHS-1	Integrate planning for healthy communities and individuals into a comprehensive framework for Denton's future development.	X			
CHS-2	Ensure that Denton's communities are protected from hazards and equipped for disaster preparedness.				X
CHS-3	Provide emergency services to keep the community safe and healthy.				X
CHS-4	Provide a variety of community programs that meet the needs of key groups of Denton including youth, seniors and the homeless.			X	
Infrastructure & Utilities					
IU-1	Provide safe, reliable, and cost-effective electric and communications utilities that apply environmental stewardship to operations and meets future demands.				X
IU-2	Secure and conserve raw water supplies to meet future needs with a sustainable potable water infrastructure.				X
IU-3	Protect surface water and groundwater from contamination from untreated wastewater and expand wastewater system resource recovery.				X
IU-4	Protect water quality and maintain underground aquifers by managing stormwater at the watershed level.		X		
IU-5	Protect public and environmental health and conserve natural resources through waste minimization, materials reuse, and maximum material recovery; enhance community appearance and control costs with efficient collection of solid waste and recycling.			X	