

# **Z16-0009 Ranch View Specialty Hospital**

**September 20, 2016**

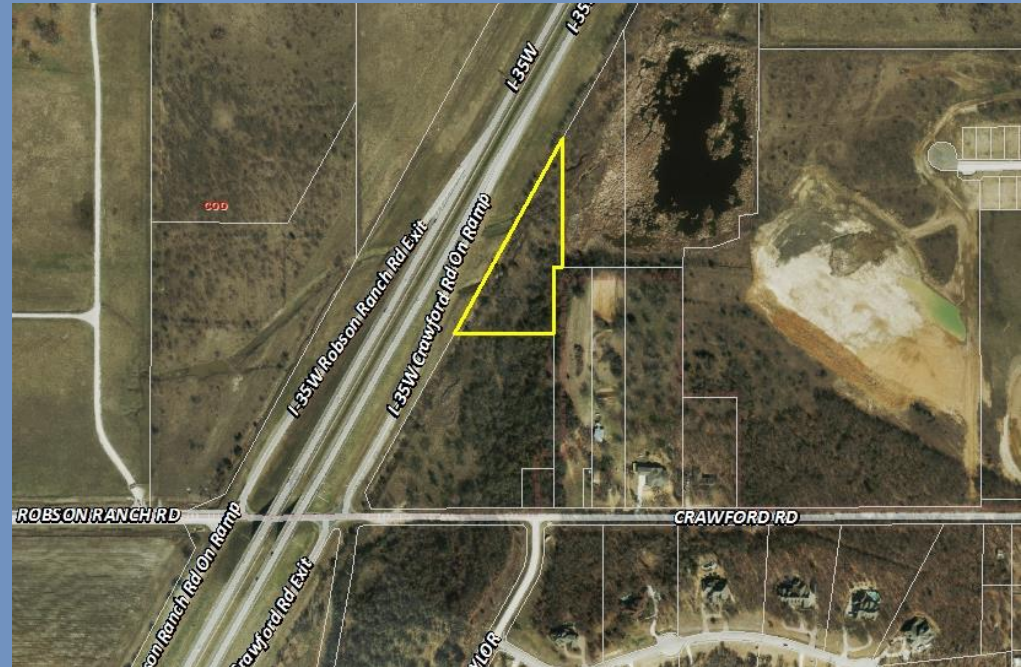


# Objective:

Consider a rezoning request from Planned Development 138 (PD-138) Hunter Ranch District to Regional Center Commercial Neighborhood (RCC-N) District on approximately 3 acres.

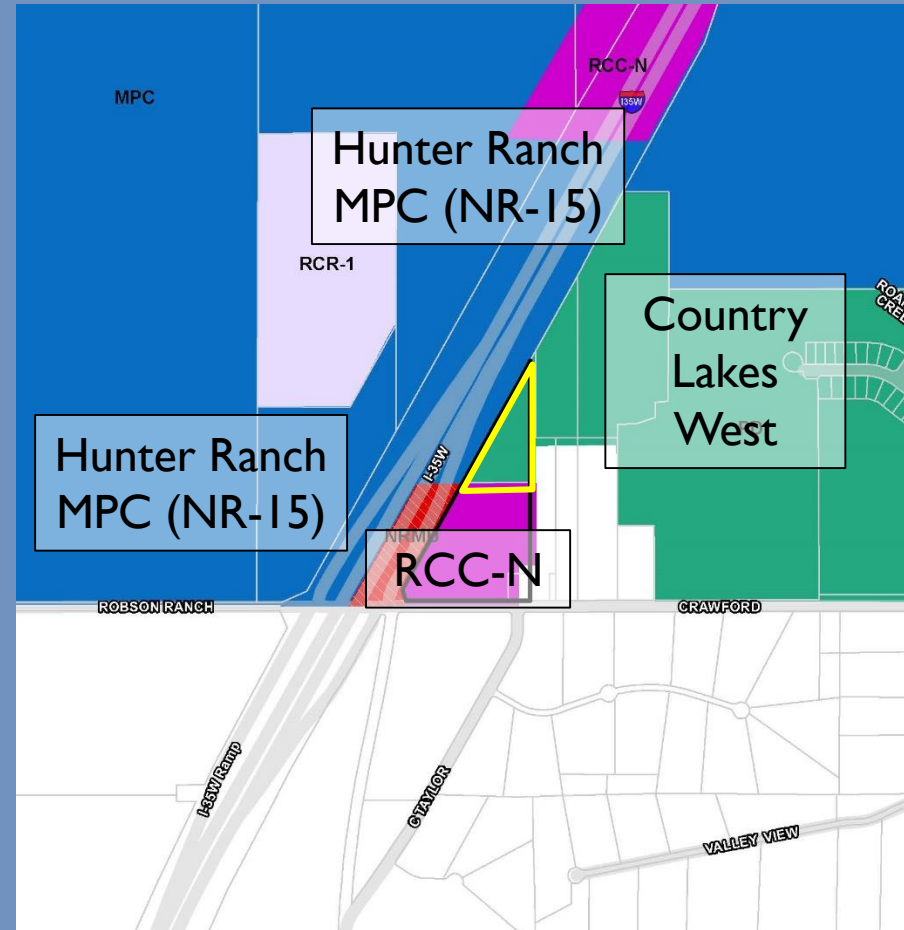
# Location:

- ▶ The subject property is generally located east of I-35W, approximately 710 feet north of Crawford Road

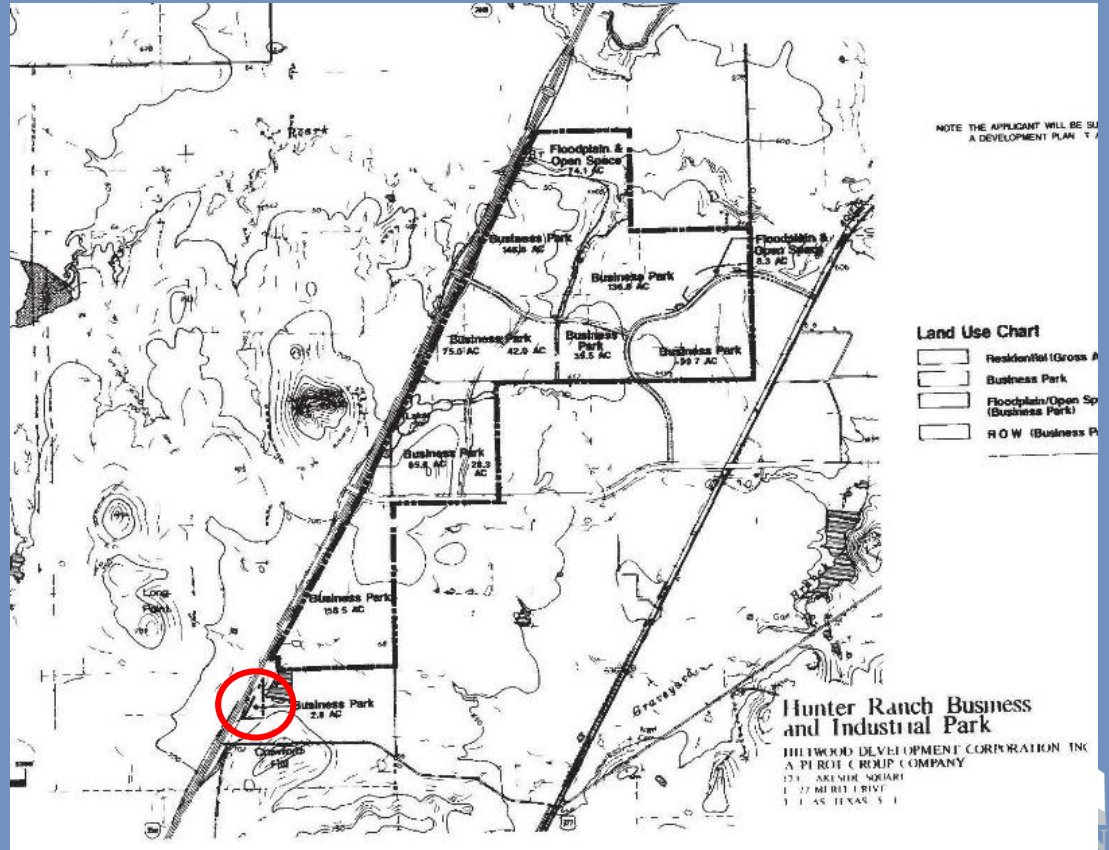


# Current Zoning

- ▶ PD-138 District was approved in 1991
- ▶ A Detailed Plan for the site was never prepared
- ▶ The subject property is the last tract in PD-138 District and remains undeveloped

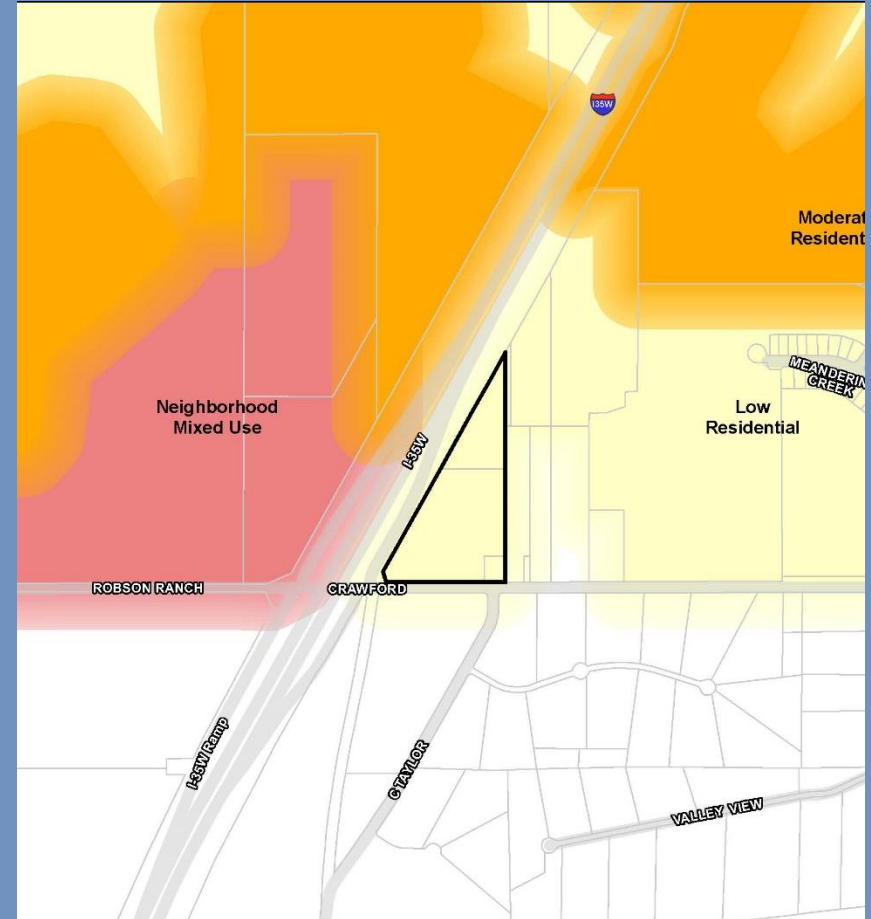


# PD-138 Hunter Ranch



# Future Land Use

- ▶ Low Density Residential
  - ▶ Low-density, suburban-type development

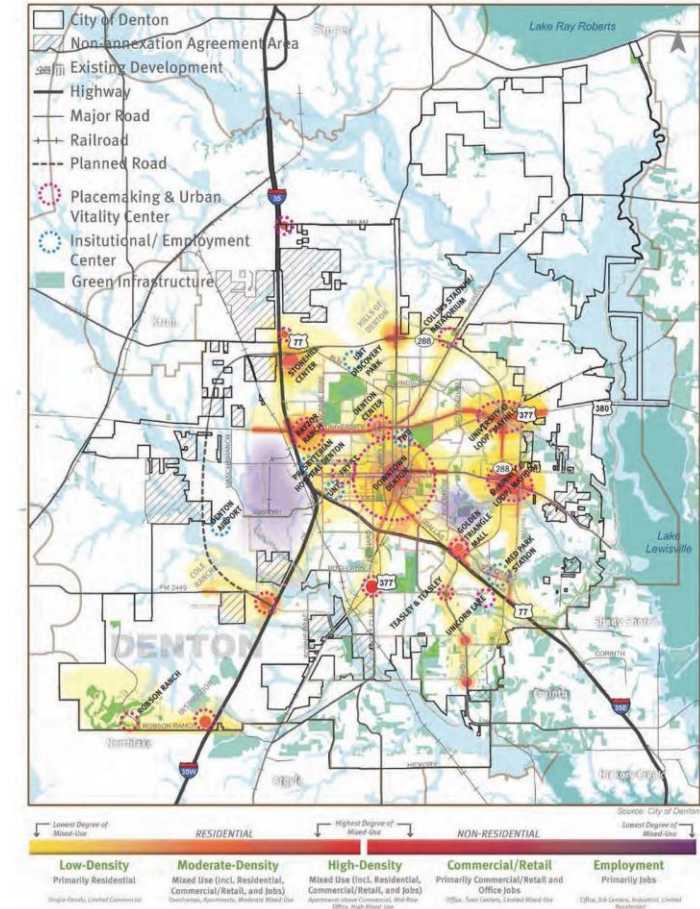




# Preferred Growth Concept

- ▶ Compact, purposeful growth clustered around distinct locations
- ▶ Nearby Moderate-Density

FIGURE 1.7 Preferred Growth Concept



# Considerations

- ▶ Future residential development in Robson, Hunter Ranch MPC, Country Lakes will induce demand for more retail and services.
- ▶ RCC-N is a logical extension of the existing zoning pattern.
- ▶ The proposed RCC-N District does not conform to the FLUM, but is consistent with the Preferred Growth Concept and is appropriate for the location, given the visibility and access to I-35W.
- ▶ Commercial and office development should be clustered near areas of greater access and distinct centers, such as the subject property.



# Notification

Public Notification Date:  
**July 25, 2016**

200 ft. Public Notices sent via certified mail:  
**6**

500 ft. Courtesy Notices sent via regular  
mail: **3**

Responses to 200' Legal Notice:

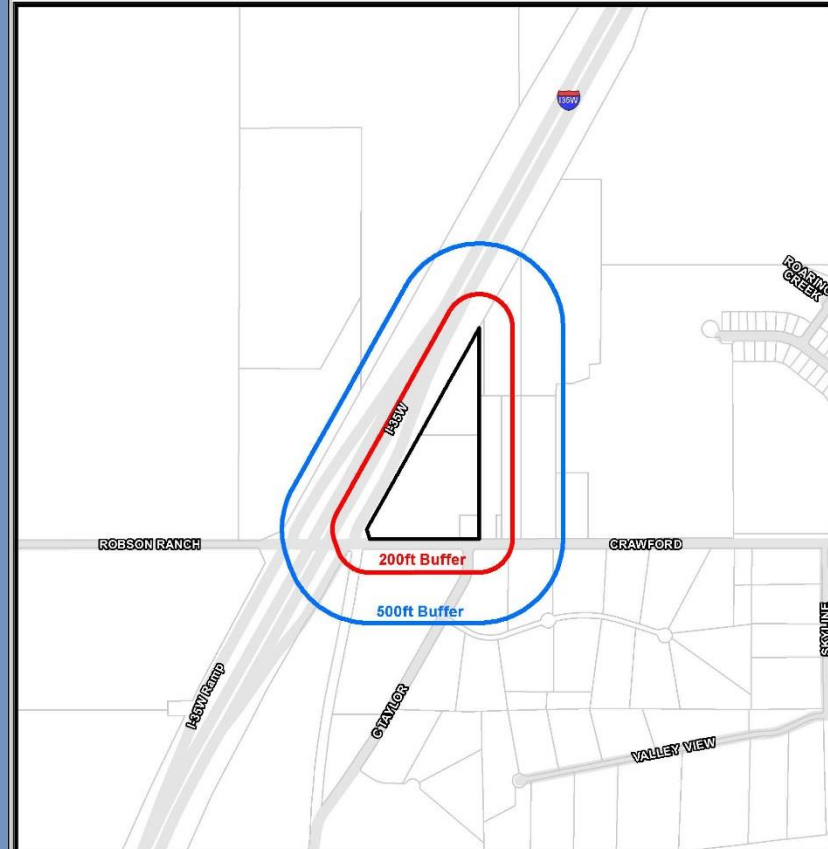
In Opposition: 0

In Favor: 0

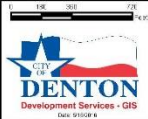
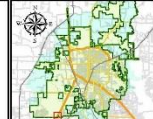
Neutral: 0

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Z16-0009  
Notification Map



— SITE  
— Parcels  
— Roads



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# Recommendation

- ▶ The Planning and Zoning Commission recommends approval (5-0)
- ▶ Staff recommends **approval** of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.