

Z16-0017

St. John Paul II University Pastoral Center

Planning Division

October 18, 2016



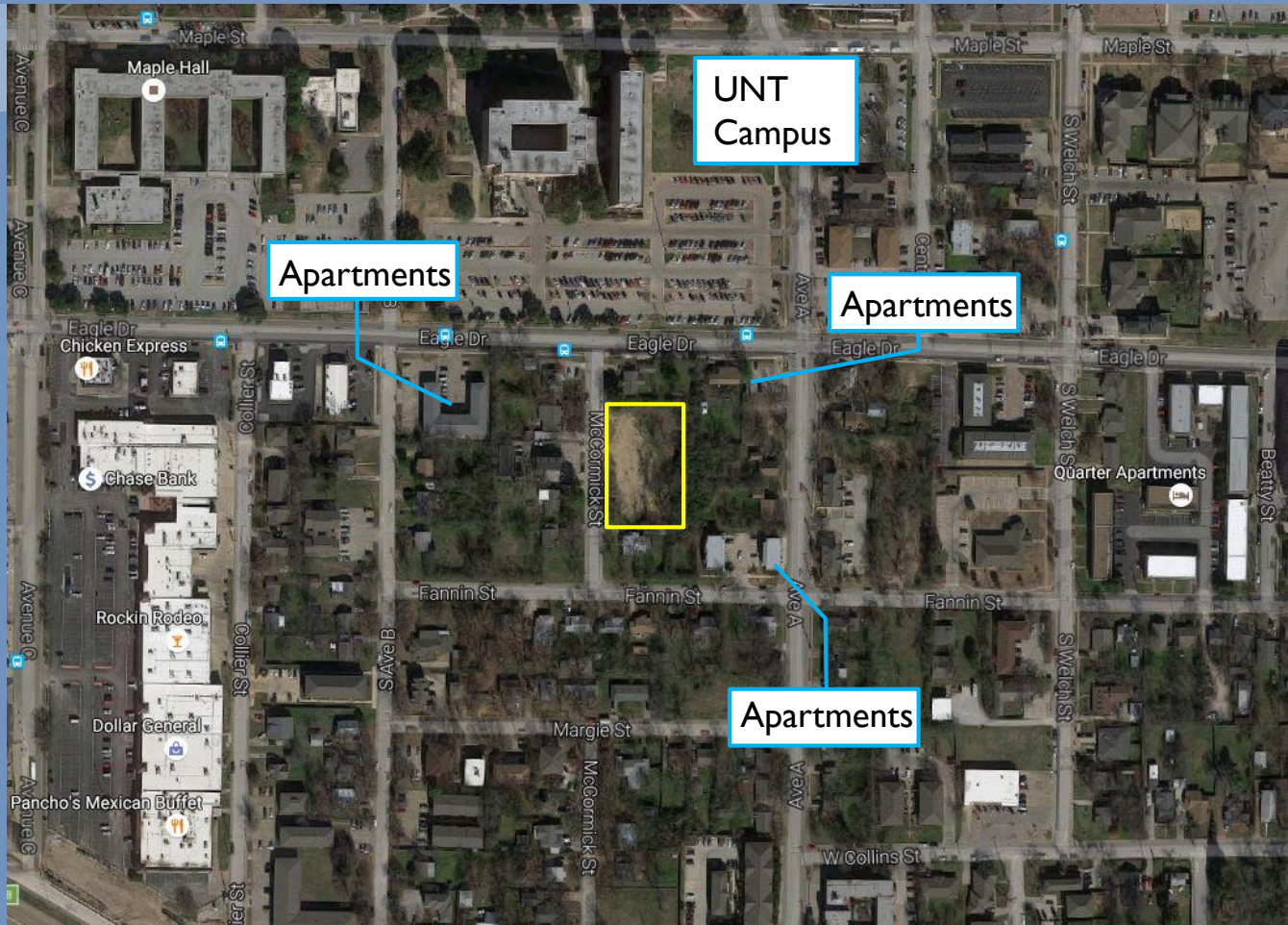
Request

- ▶ Consider adoption of an ordinance of the City of Denton, Texas regarding a rezoning request from a **Downtown Residential 1** (DR-1) District to a **Downtown Residential 2** (DR-2) District on approximately 0.87 acres of land, generally located on the east side of McCormick Street, approximately 100 feet south of W. Eagle Drive

Location

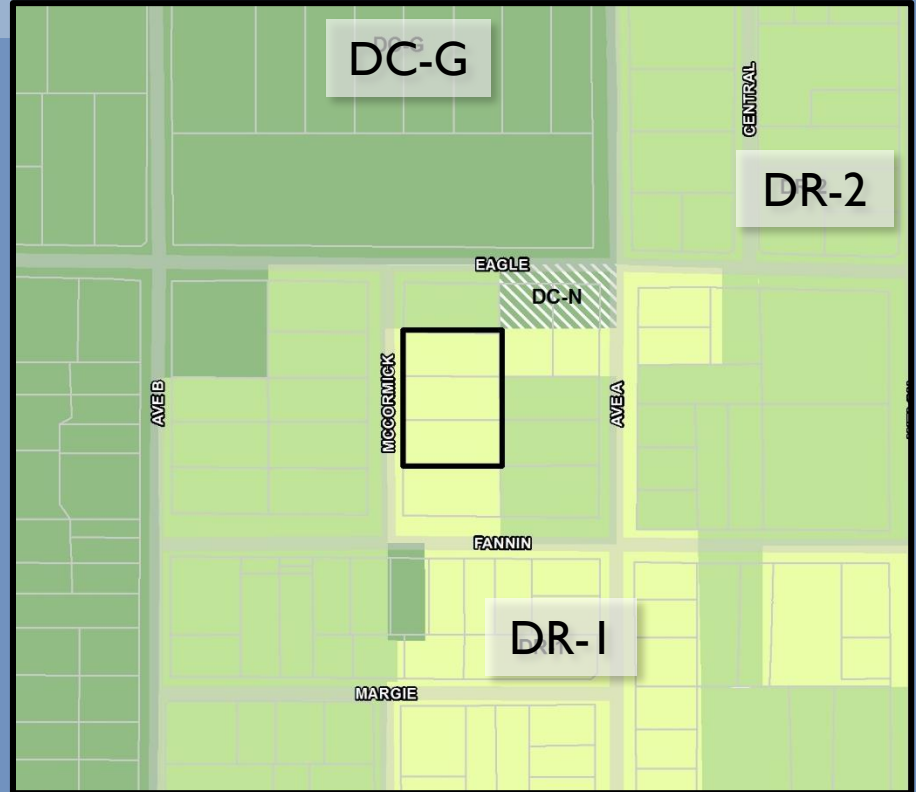
- ▶ East side of McCormick Street
- ▶ Near UNT Campus





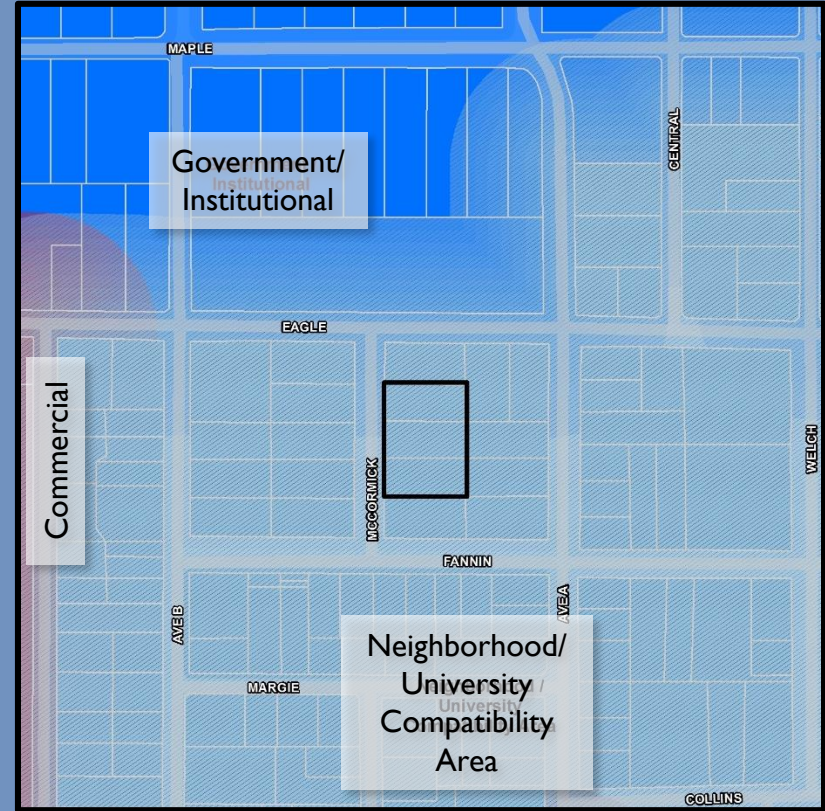
Zoning

- ▶ Current: DR-1
- ▶ Proposed: DR-2



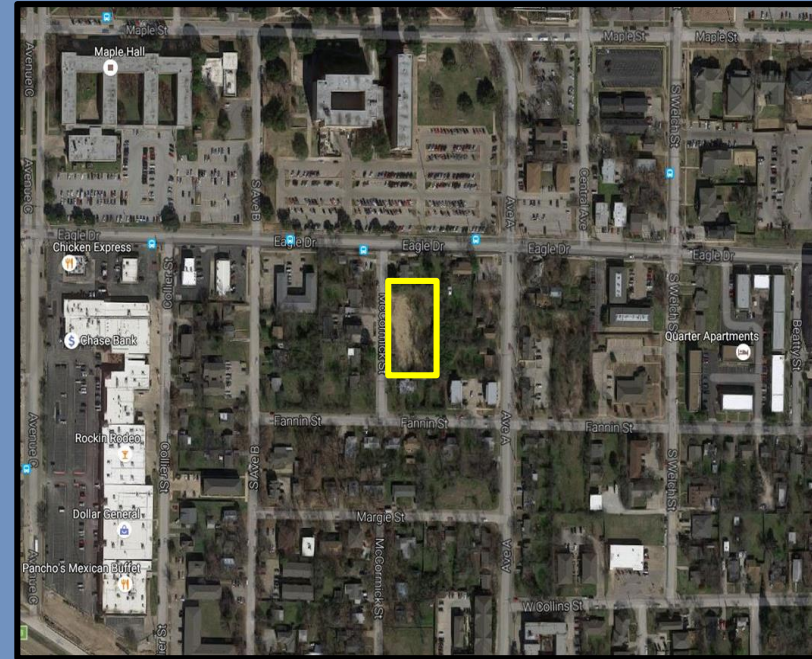
Denton Plan

- ▶ Neighborhood/University Compatibility Area
 - ▶ Residential and commercial areas adjacent to and affected by proximity to UNT and TWU
 - ▶ Intent: Create compatible form and land uses for areas serving both existing neighborhoods and the universities



Considerations

- ▶ Rezoning to DR-2 District is a logical extension of the surrounding zoning pattern
- ▶ DR-2 is consistent with the Future Land Use designation
- ▶ Location <150 feet from UNT campus – the proposed use and other uses allowed under DR-2 are logical for the area and would be easily accessible to students and neighbors

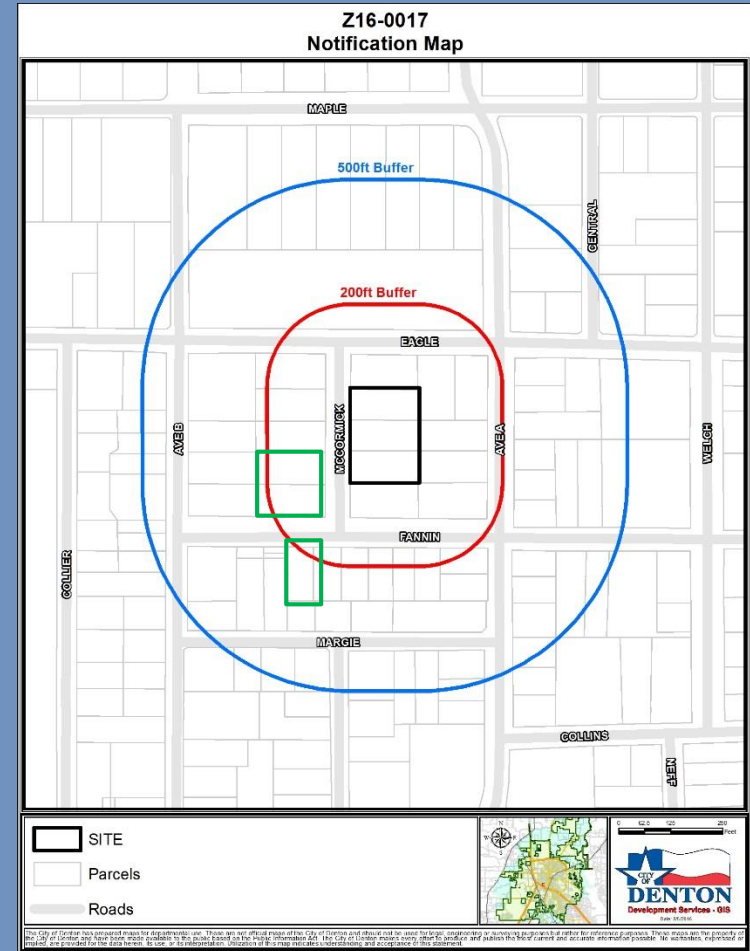


Considerations

General Regulations	DR-1	DR-2
Minimum lot area (SF)	4,000	4,000
Minimum lot width	50 ft	40 ft
Minimum lot depth	80 ft	80 ft
Minimum front yard setback	10 ft	10 ft
Minimum side yard	6 ft	6 ft
Minimum side yard adjacent to a street	10 ft	10 ft
Minimum rear yard	10 ft	10 ft
Maximum density (dwelling units/acre)	8	30
Maximum lot coverage	60%	75%
Minimum landscaped area	40%	25%
Maximum building height	40 ft	45 ft

Public Notification

- Public Notification Date:
August 25, 2016
- 200 ft. Public Notices sent via certified mail: **17**
- 500 ft. Courtesy Notices sent via regular mail: **77**
- Responses to 200' Legal Notice:
In Opposition: 0
In Favor: **2**
Neutral: 0



Recommendation

- ▶ The Planning and Zoning Commission recommended **approval** of the request (6-0).
- ▶ Staff recommends **approval** of the request as it is compatible with the surrounding properties and land uses. It is also consistent with the goals and objectives of the Denton Plan 2030.

