

S16-0008

The Standard/The Hudson at MedPark

Planning Division

March 21, 2017

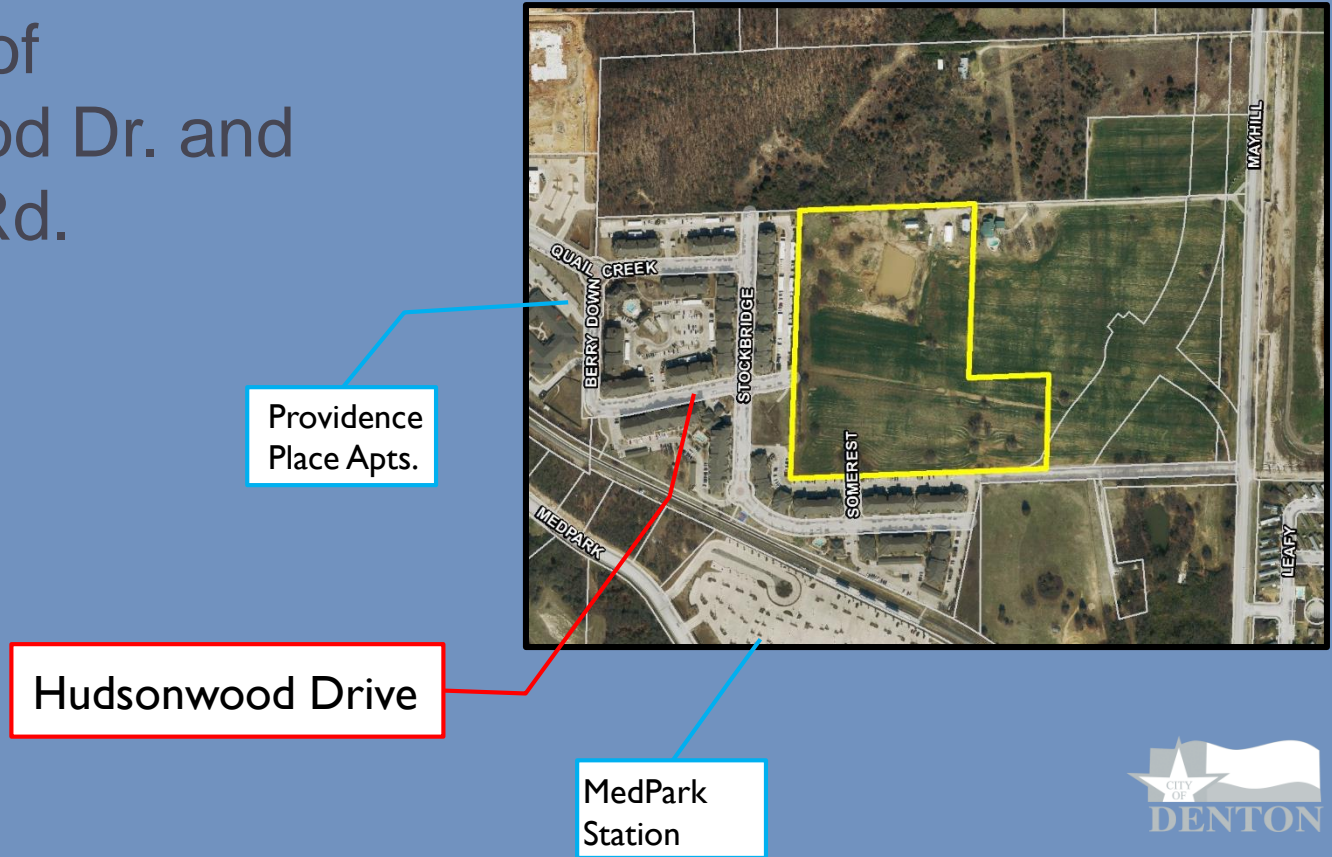


Request

- ▶ Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit to allow multifamily development on approximately 20.49 acres. The property is generally located at 2100 South Mayhill and at the end of Hudsonwood Drive.

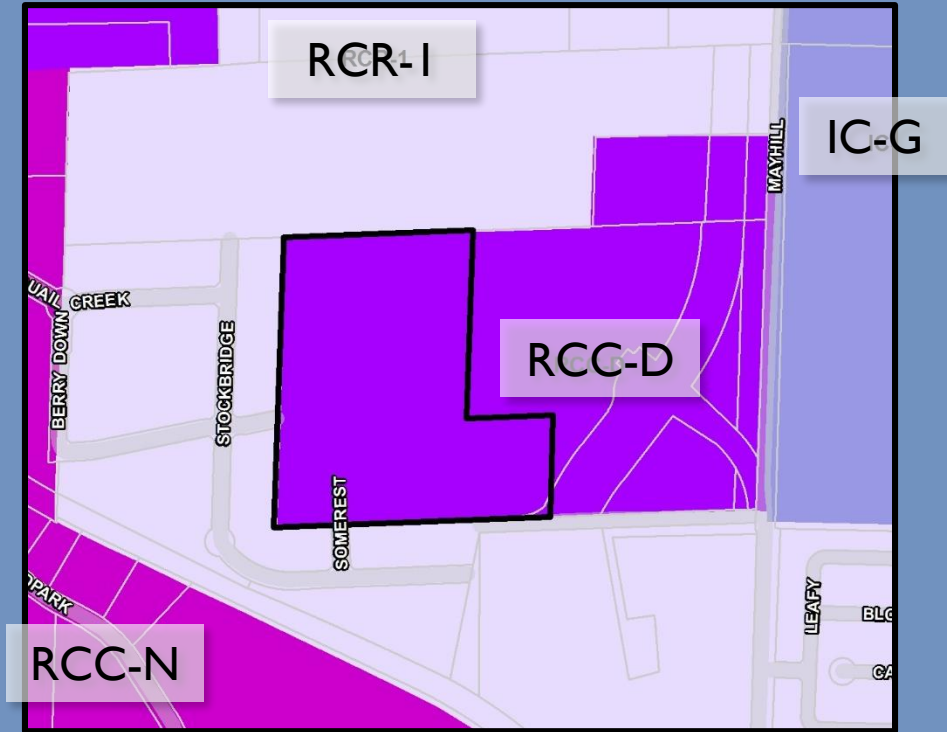
Location

- At the end of Hudsonwood Dr. and Somerset Rd.



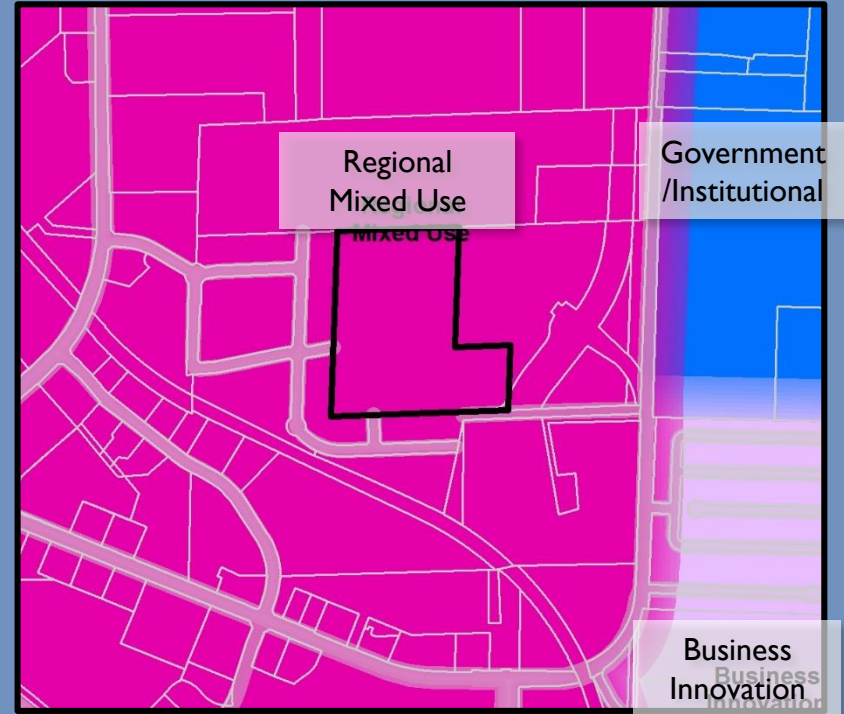
Zoning

- ▶ Current:
 - ▶ RCC-D
- ▶ Proposed: RCR-2



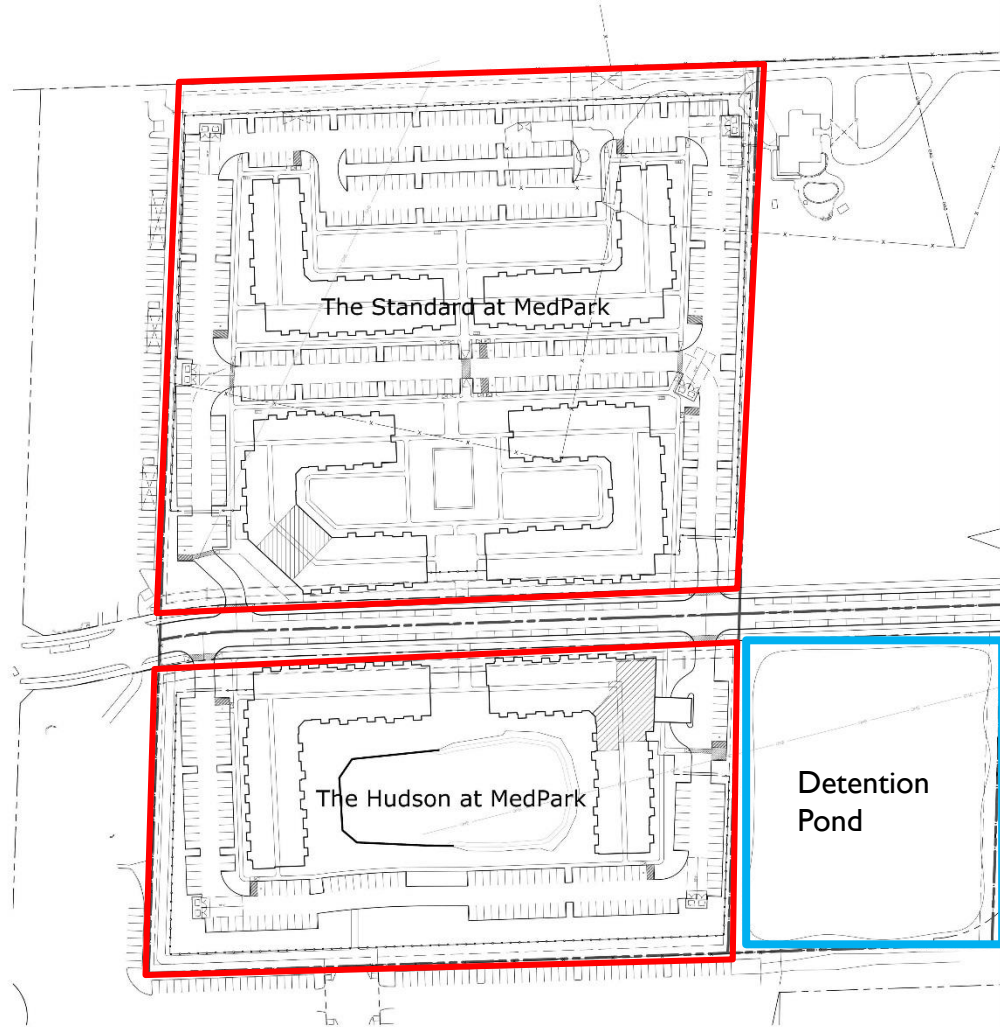
Denton Plan

- ▶ Regional Mixed Use
 - ▶ Regional destinations
 - ▶ Encourages moderate to high density residential, commercial, office, and entertainment uses
 - ▶ Primarily along I-35 interchanges and primary arterials



Considerations

- ▶ RCR-2 District requires an SUP for multi-family uses developed without a mixed-use component.
- ▶ Multi-family development is consistent with the Future Land Use designation of Regional Mixed Use, which includes a mixture of residential and commercial developments.
- ▶ Complies with criteria for approval in Subchapter 35.6.4 (SUP Criteria) of the DDC because as proposed the development complies with DDC site design standards and is generally compatible with other uses and development patterns in the area.



The Standard at MedPark

The Hudson at MedPark

Detention
Pond

Remaining
Property to
Mayhill Rd.

Remaining
Property to
Mayhill Rd.

JHP

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NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

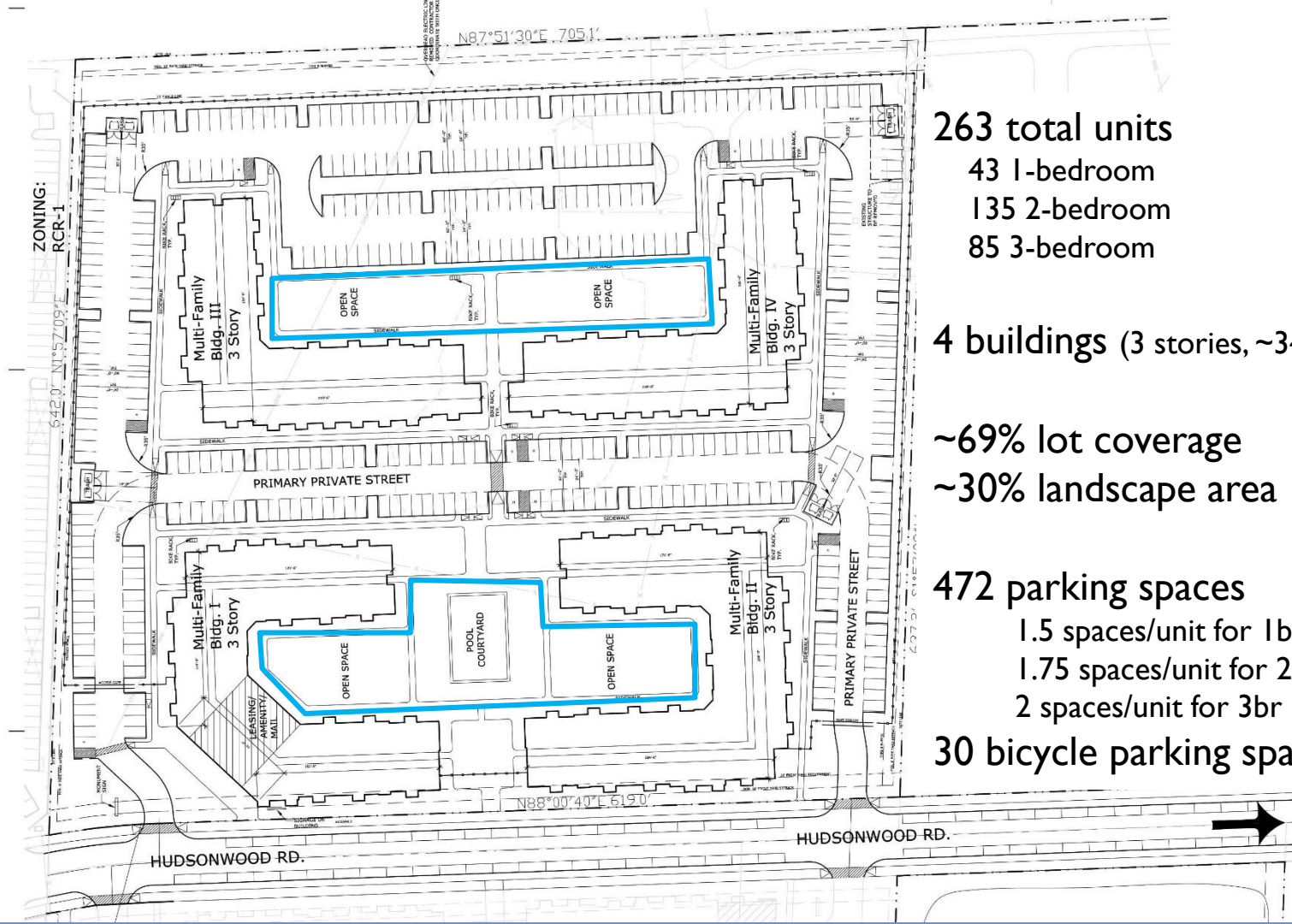
JOHN M. SCHRADER

REGISTERED ARCHITECT OF THE STATE OF
TEXAS
Registration Number:
17828

The Standard and The Hudson at MedPark Station Denton, Texas

Project Number: 2016045.00
Drawn By: JHP
Issue For: Zoning 03.02.2017

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263 total units

43 1-bedroom

135 2-bedroom

85 3-bedroom

4 buildings (3 stories, ~34' tall)

~69% lot coverage

~30% landscape area

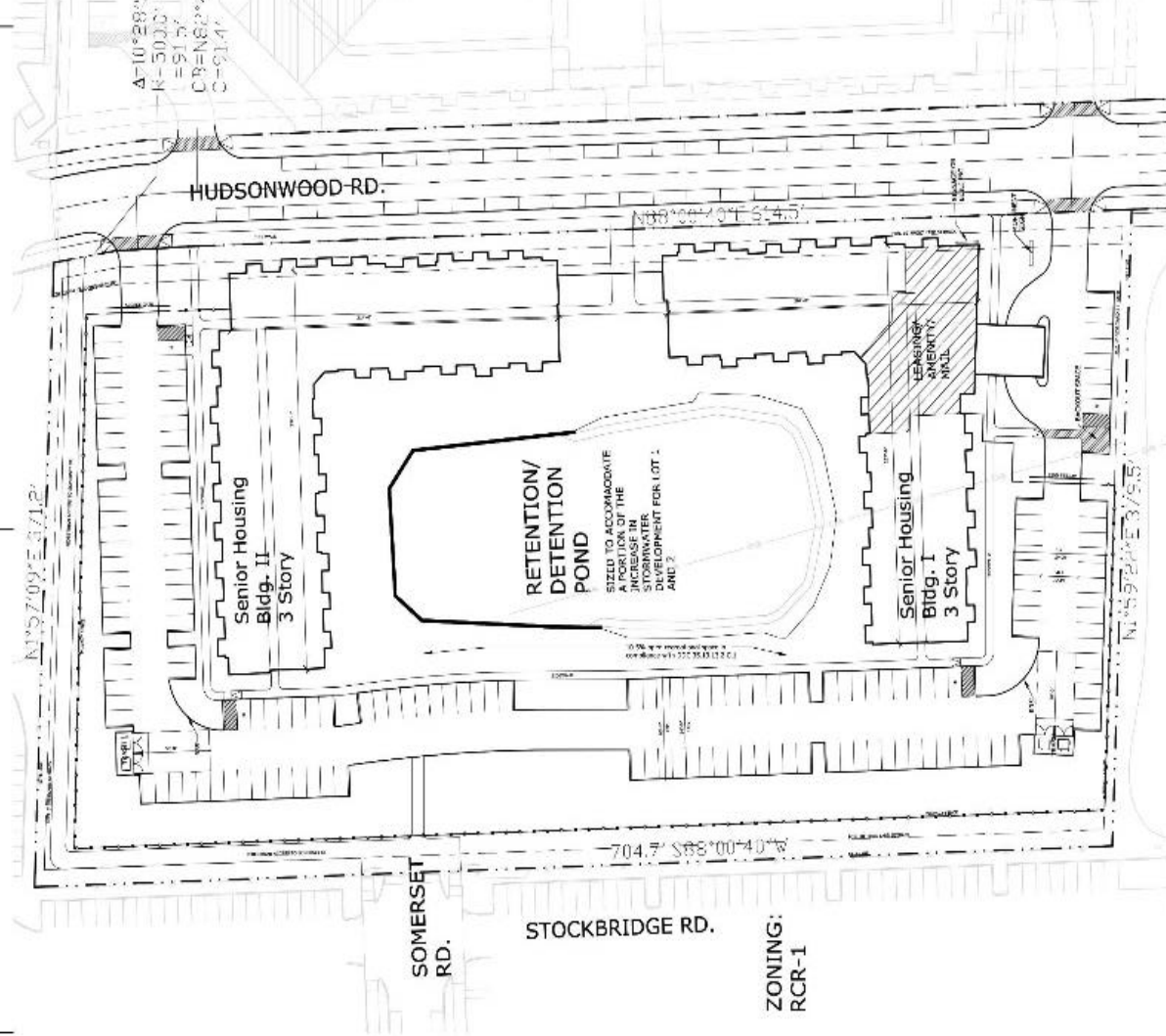
472 parking spaces

1.5 spaces/unit for 1br

1.75 spaces/unit for 2br

2 spaces/unit for 3br

30 bicycle parking spaces



160 total units
(Independent senior living)

112 1-bedroom
48 2-bedroom

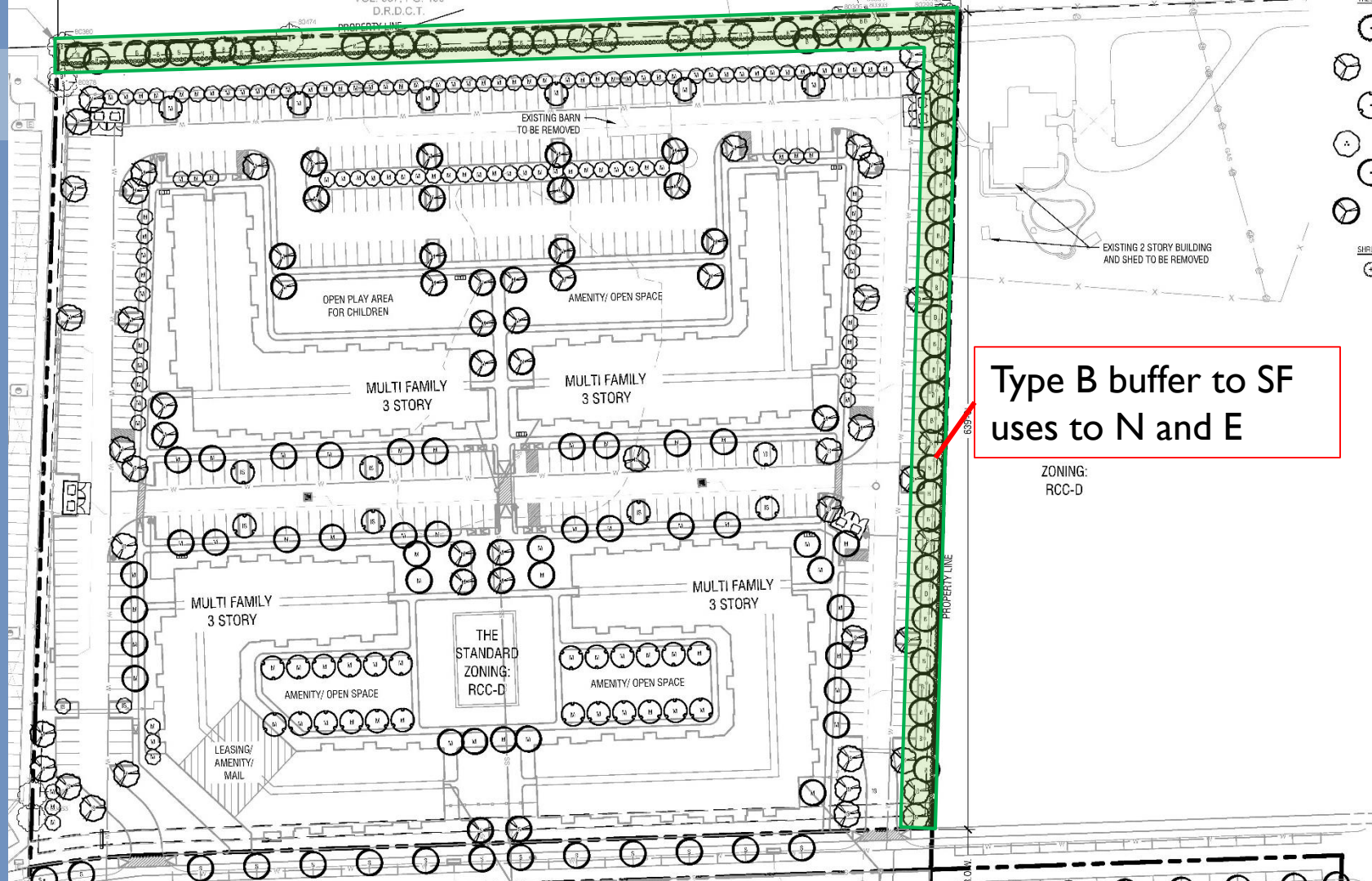
2 buildings (3 stories/~34' tall)

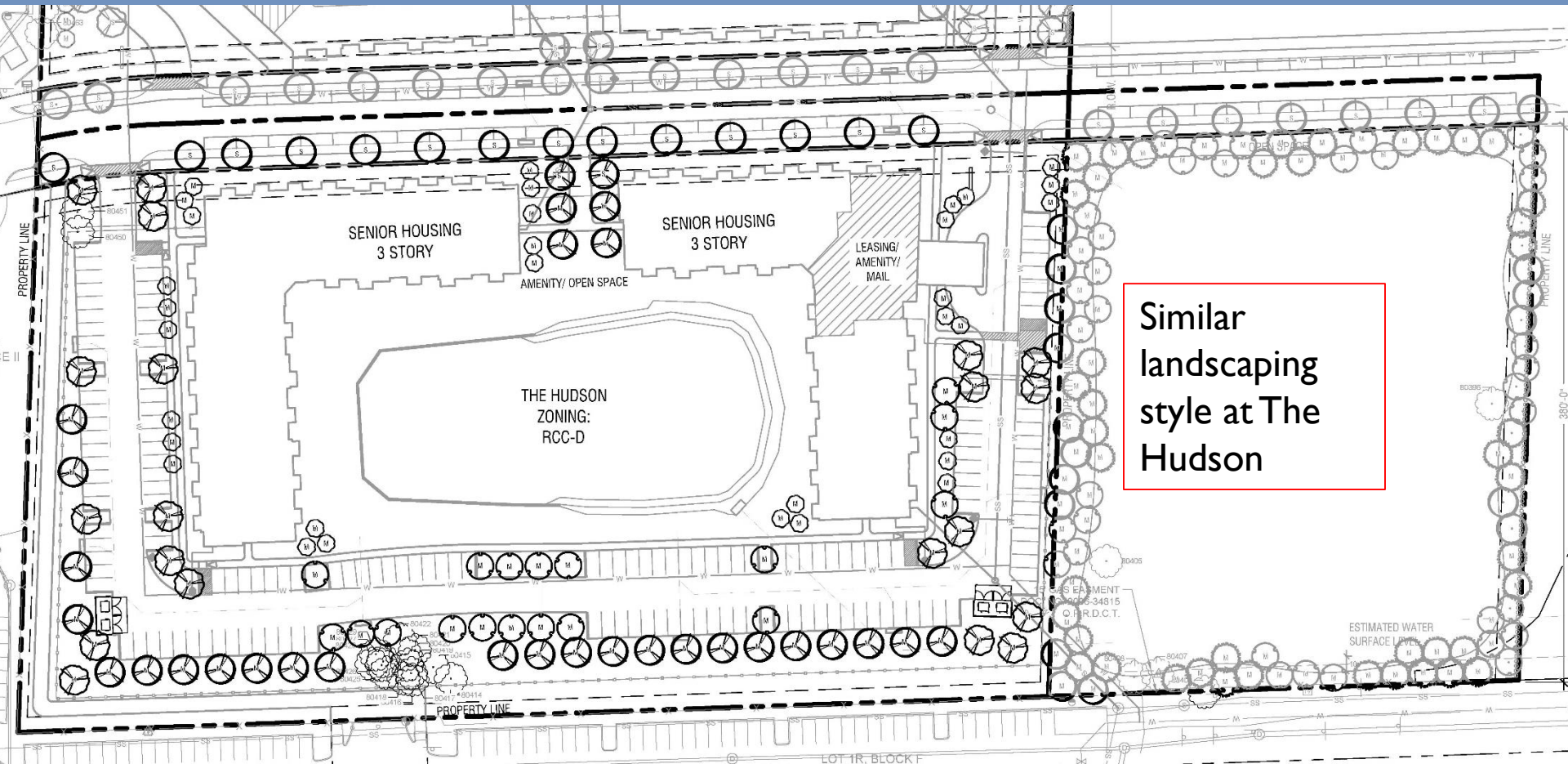
~72% lot coverage
~28% landscape area

160 parking spaces
(1 space/unit for senior living)

Type B buffer to SF
uses to N and E

ZONING:
RCC-D





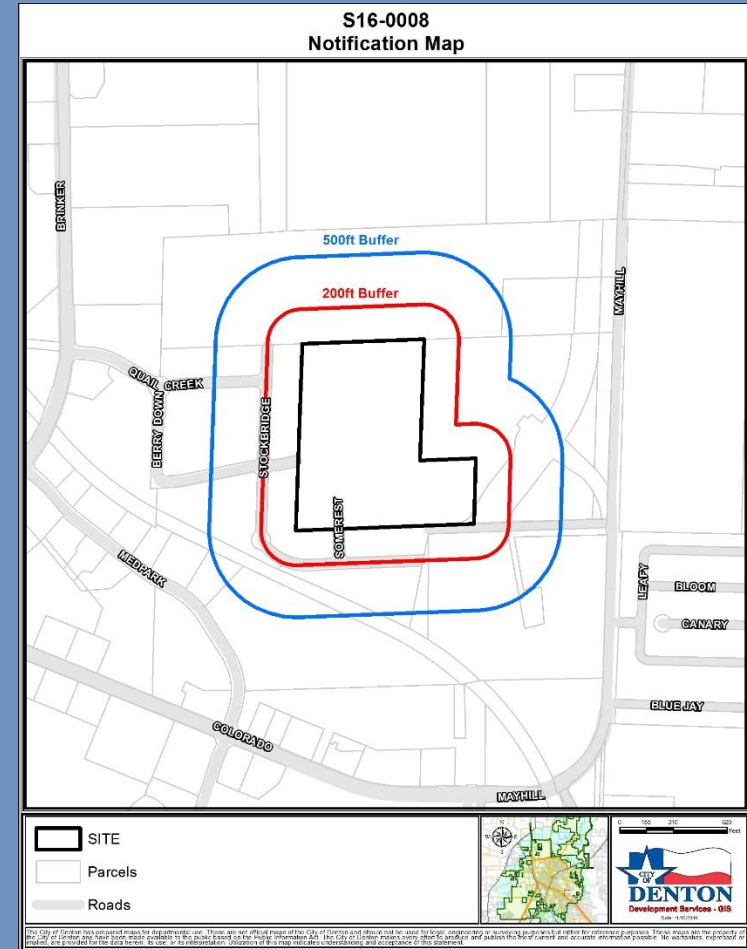
Similar
landscaping
style at The
Hudson

Elevations

- ▶ Elevations have not been developed yet, but the applicant has indicated intent to comply with the architectural requirements of DDC 35.13.13.2 for multi-family development.

Public Notification

- Public Notification Date:
February 5, 2017
- 200 ft. Public Notices sent via certified mail: **6**
- 500 ft. Courtesy Notices sent via regular mail: **11**
- Responses to 200' Legal Notice:
In Opposition: **0**
In Favor: **0**
Neutral: **1**



Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request subject to the following conditions (6-0):
 1. The proposed multi-family developments will comply with attached Site Plans and Landscape Plans.
 2. The proposed multi-family developments will meet or exceed the requirements of DDC 35.13.13.2; however, EIFS board shall be permitted only as accent building materials limited to 10% of the total building façade.
 3. No pole signage shall be used along Hudsonwood Drive. Signs shall be designed in accordance with the dimensional requirements in Chapter 33 of the Code of Ordinances.
- ▶ 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, subject to these conditions.