

# **Sector 1 South Neighborhoods Small Area Plan**

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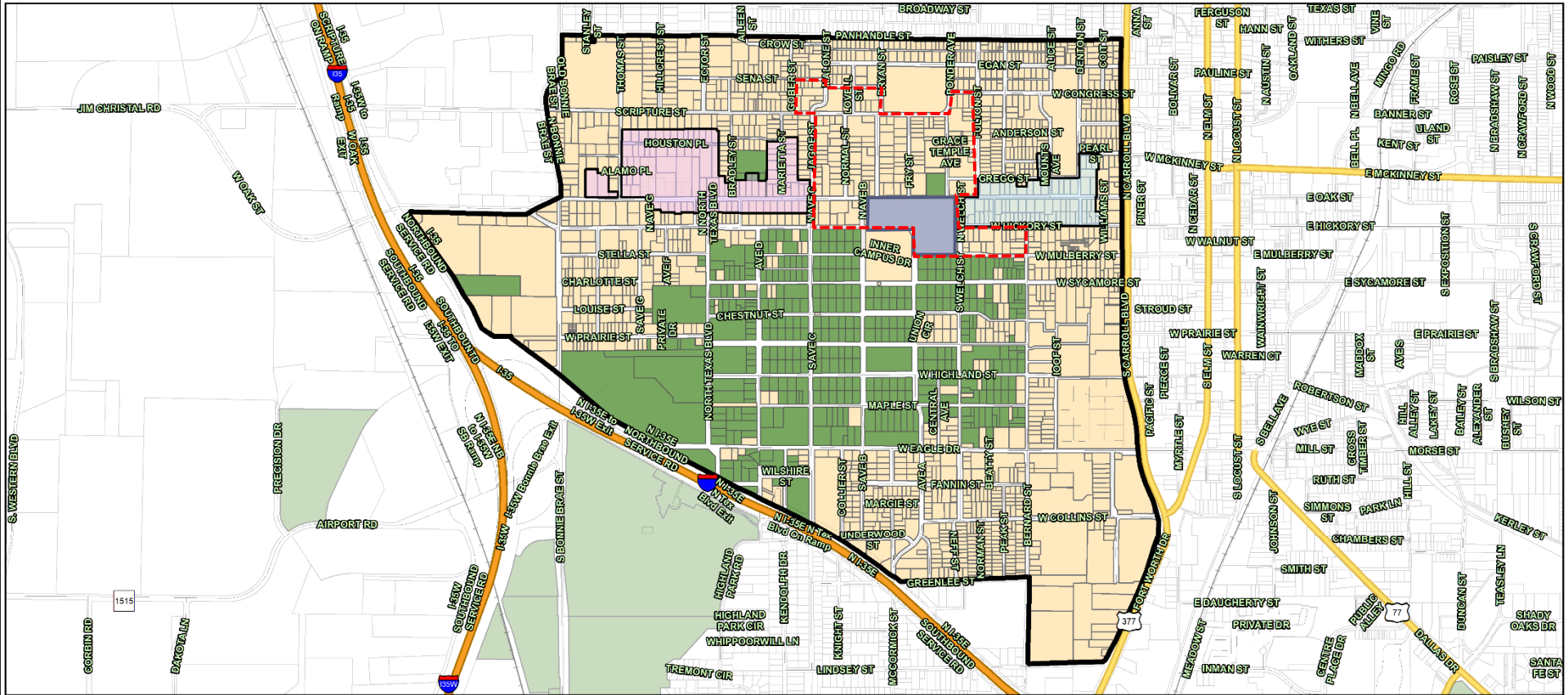


# Background

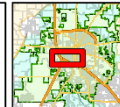
- City Council adopted the Denton Plan 2030 in 2015
- Denton Plan 2030's provides policy direction for land use and development patterns
- Denton Plan 2030 establishes actions for the preparation of small area plans
- Evaluation of existing Fry Street Small Area Plan, Overlay District, and associated development pressures led to this program



# Sector 1 South Neighborhoods Small Area Plan Boundary Map



- |                            |                               |                             |                      |
|----------------------------|-------------------------------|-----------------------------|----------------------|
| Small Area Plan Boundary   | Oak Hickory Historic District | UNT Owned Property          | Initial SAP Boundary |
| West Oak Historic District | Study Area Parcels            | Fry Street Overlay District |                      |



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# Project Scope

The proposed project scope includes:

- Public Education and Participation
- Existing Conditions Assessments/Analyses
- Small Area Plan
  - ❑ An evaluation of existing land uses, including commercial uses
  - ❑ Development standards that will provide appropriate transitions in scale, use, character and intensity between the established neighborhoods and UNT
  - ❑ Development standards and strategies to buffer and enhance the Historic Districts



## Project Scope (cont.)

- Small Area Plan (cont.)
  - ❑ An evaluation of the street network and street design standards that will improve mobility for all users
  - ❑ Recommendations for a parking solution for the residential and commercial areas that helps meet demand while maintaining the property values and character of the neighborhoods;
  - ❑ An evaluation of the type of housing that should be promoted and design standards pertinent to the conversion of single family dwellings to rental properties
- Implementation Strategy



## Next Steps

- City Council will consider staff's recommendation for a consultant to develop the small area plan on May 23, 2017
- If Council approves the consultant contract on May 23, 2017, the project will commence in late May
- Small area plan is scheduled for completion in May 2018



# Questions

