

S17-0002
Denton Calvary Academy

Planning Division

May 2, 2017

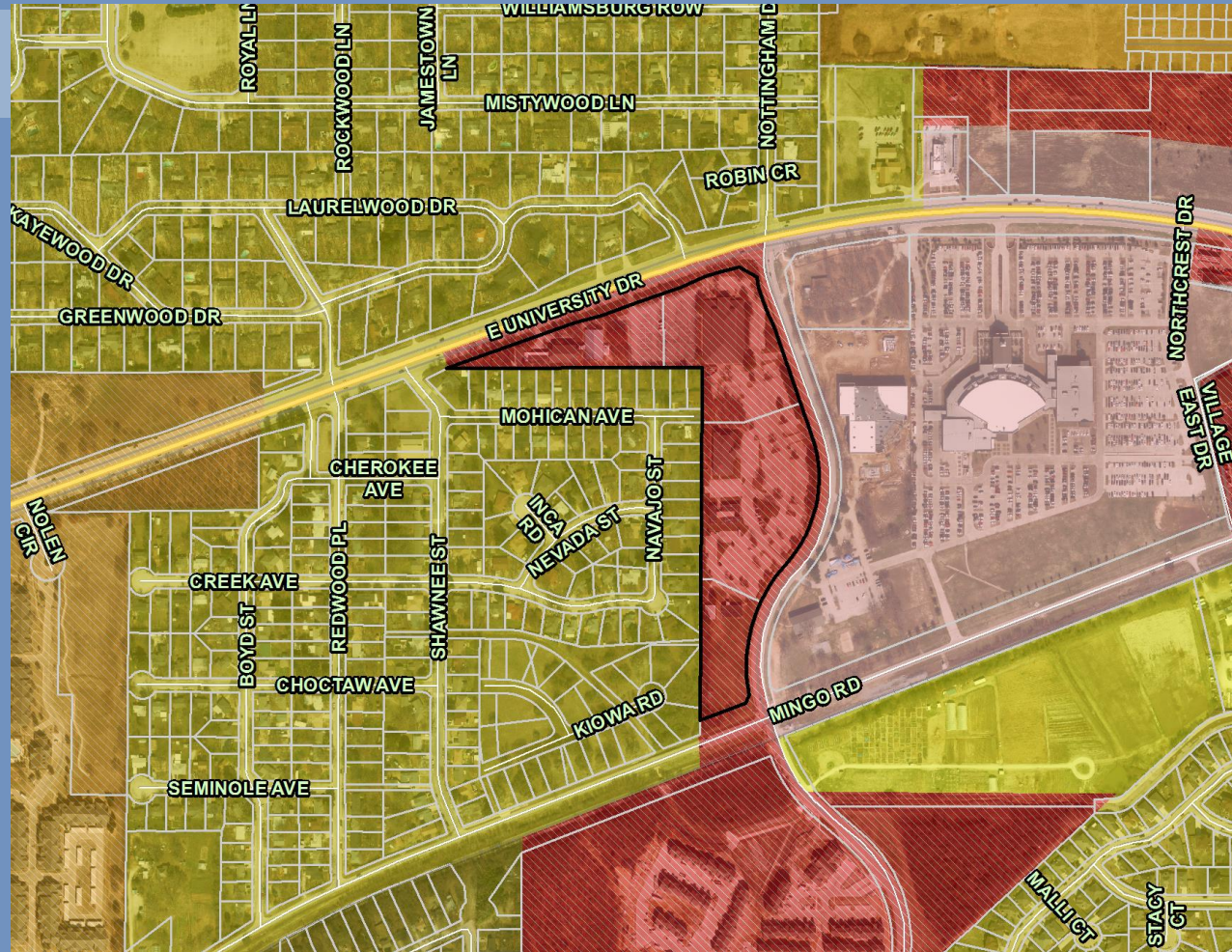
S17-0002 Request & Site Data

- ▶ **Request:** Hold a public hearing and consider a request by Denton Bible Church for a SUP to allow for a high school use on approximately 13.73 acres.
- ▶ **Location:** Southwest corner of the East University Drive and Nottingham Drive intersection



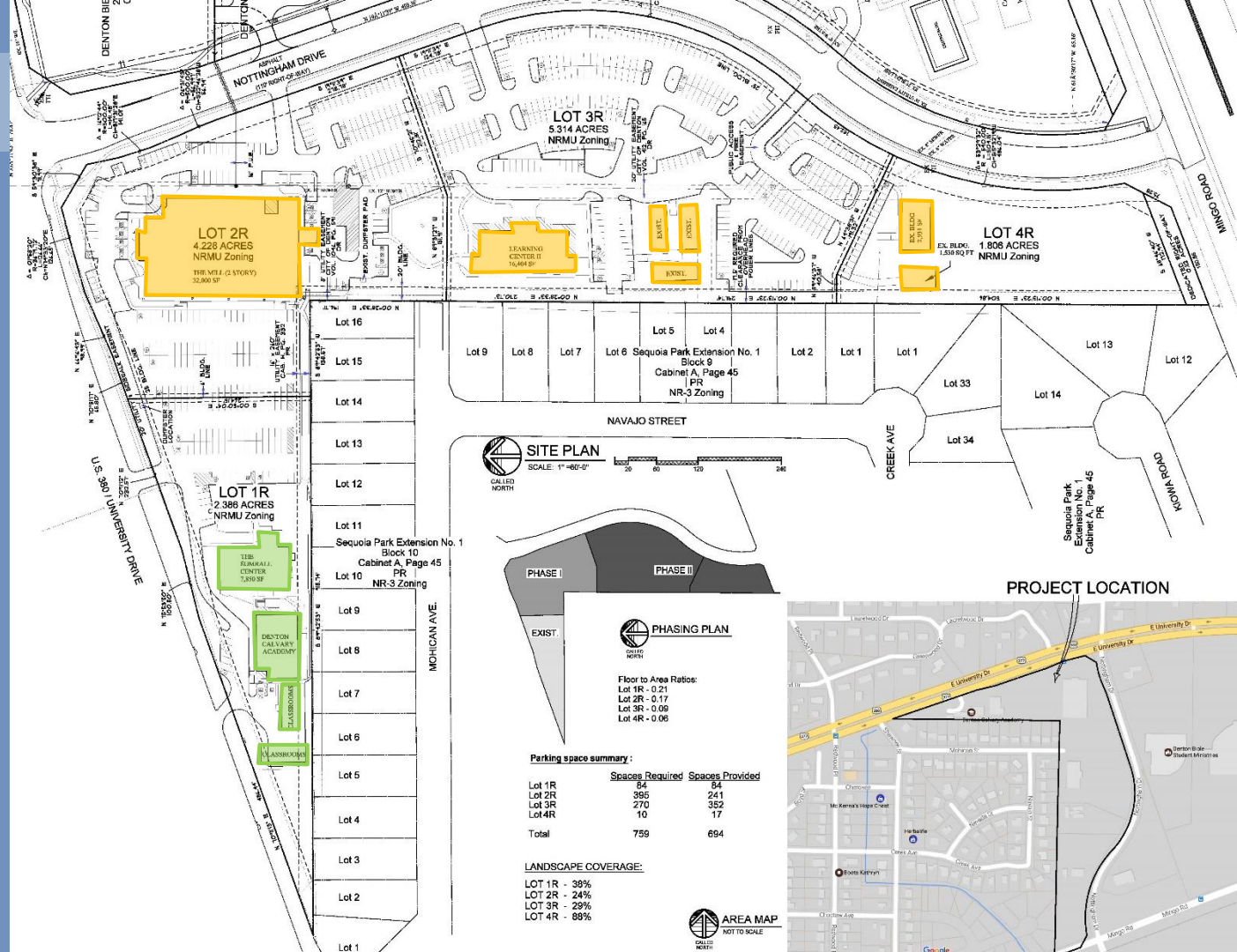
Site Data

- ▶ Approx. 13.7 acres
- ▶ Frontage on University Dr., Nottingham Dr., and Mingo Rd.



Site Plan

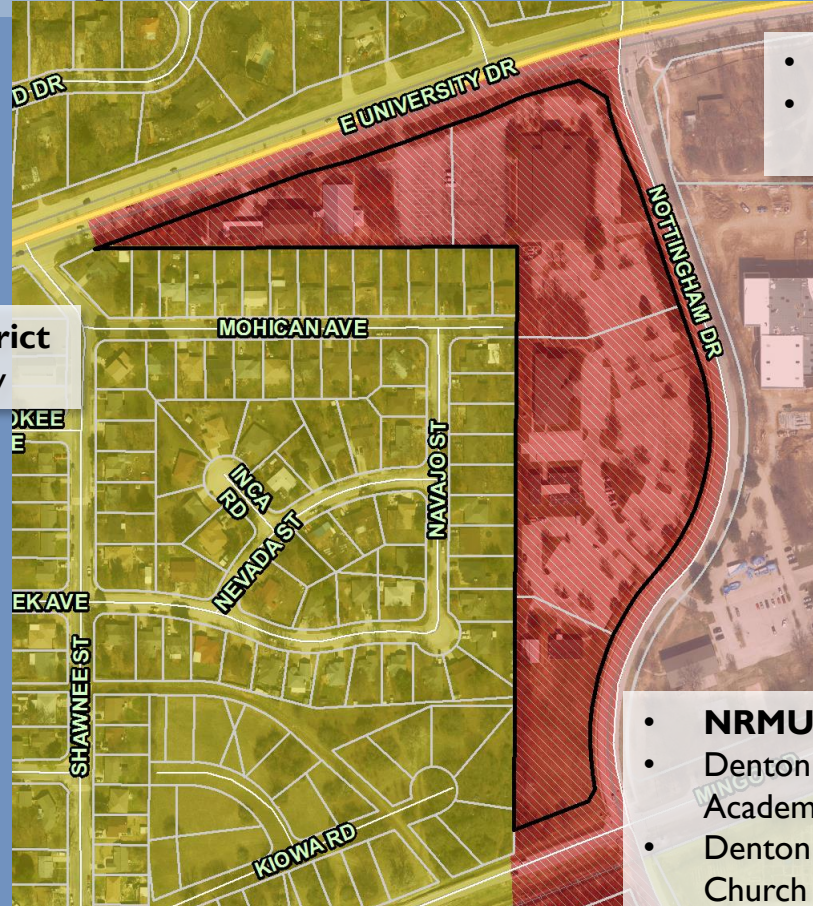
- ▶ Ordinance 99-277 limits the high school use to four buildings where DCA currently operates as a private elementary – high school
- ▶ Propose to expand the use into all buildings
- ▶ No changes to parking, landscaping, or building footprints proposed



Analysis: Compatibility

Area within approximately 200 feet of subject property

- **NR-3 District**
- Single-family

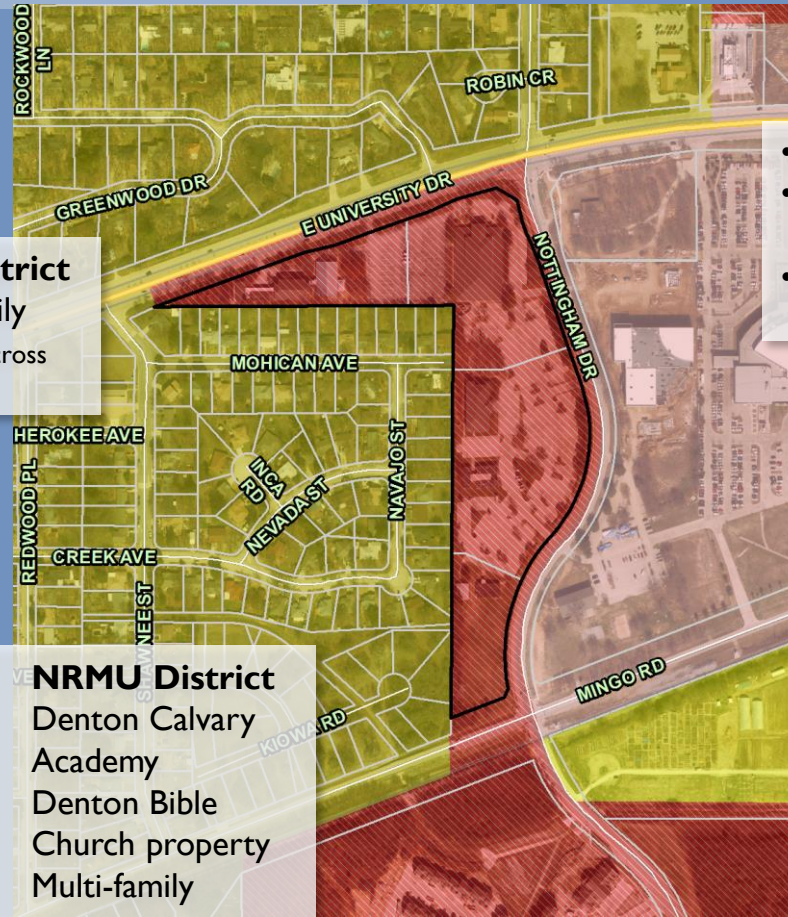


- **CM-G District**
- Denton Bible Church

- **NRMU District**
- Denton Calvary Academy
- Denton Bible Church property

Analysis: Compatibility

Area within approximately 500 feet of subject property



- **NR-3 District**
- Single-family
- Church (across University)

- **CM-G District**
- Denton Bible Church
- Restaurant (across University)

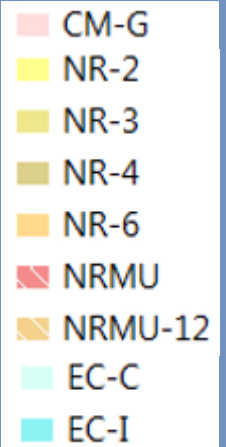
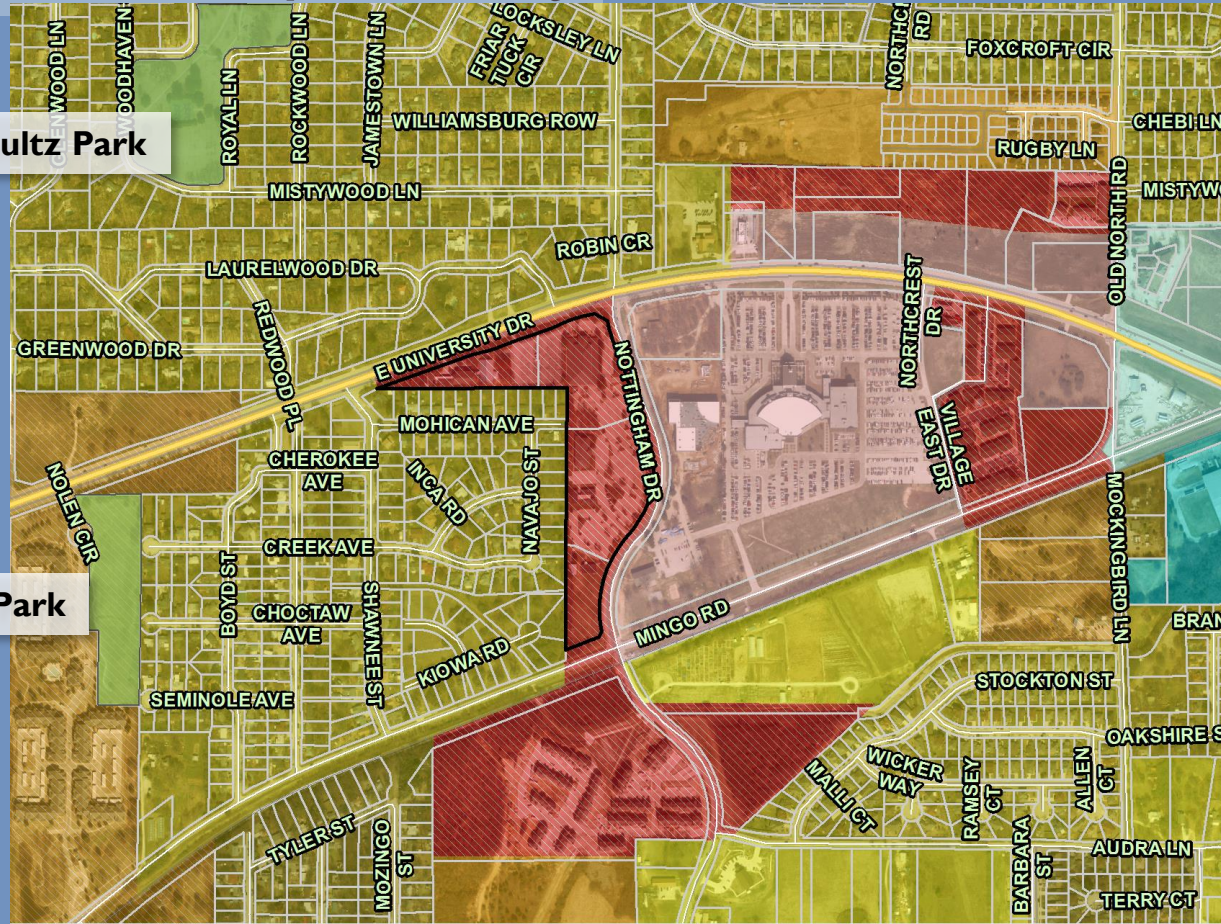
- **NRMU District**
- Denton Calvary Academy
- Denton Bible Church property
- Multi-family

- **NR-2 District**
- Community garden

Analysis: Compatibility

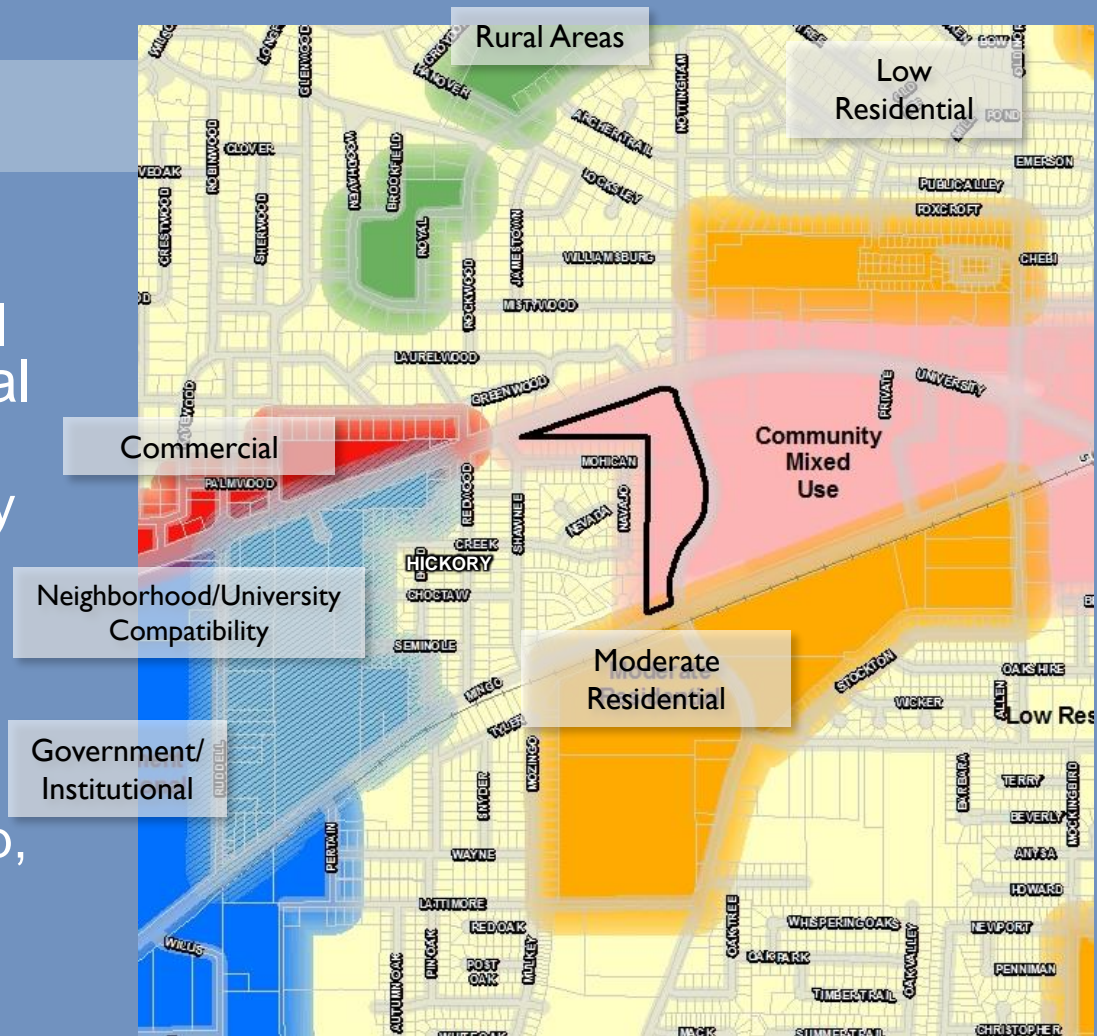
Nette Shultz Park

Sequoia Park



Analysis: FLUM




- ▶ **Community Mixed Use:** Promotes a mix of uses, predominantly commercial but with a mix of residential and service uses
 - ▶ Accommodate connectivity and multi-modal transportation
 - ▶ Promote vertical and horizontal mixed-use development
 - ▶ Schools, places of worship, and parks are allowed by right

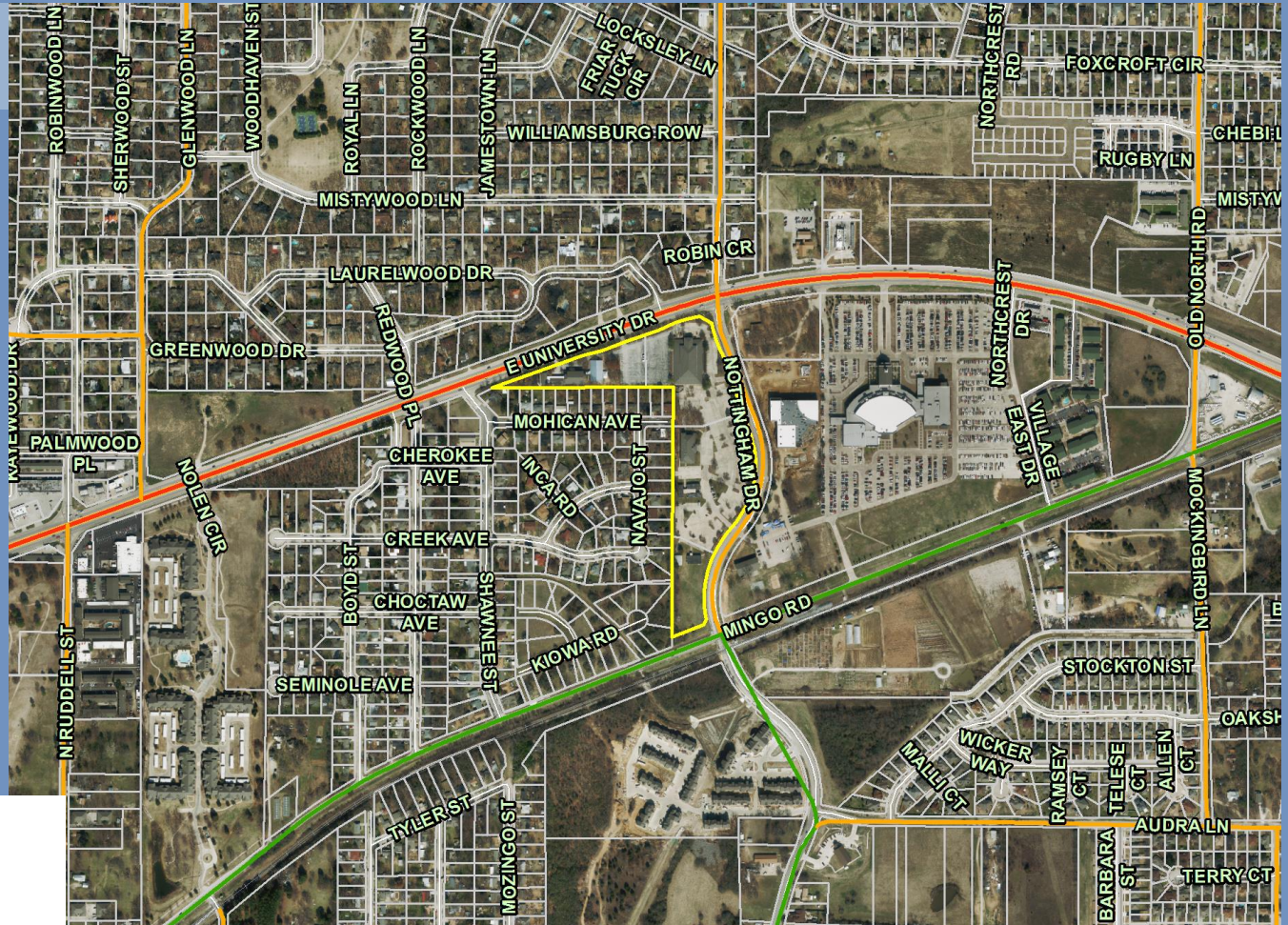


Mobility

- ▶ Existing or proposed bike routes along E. University, Nottingham Dr., and Mingo Rd.
- ▶ DCTA routes on E. University and Mingo Road

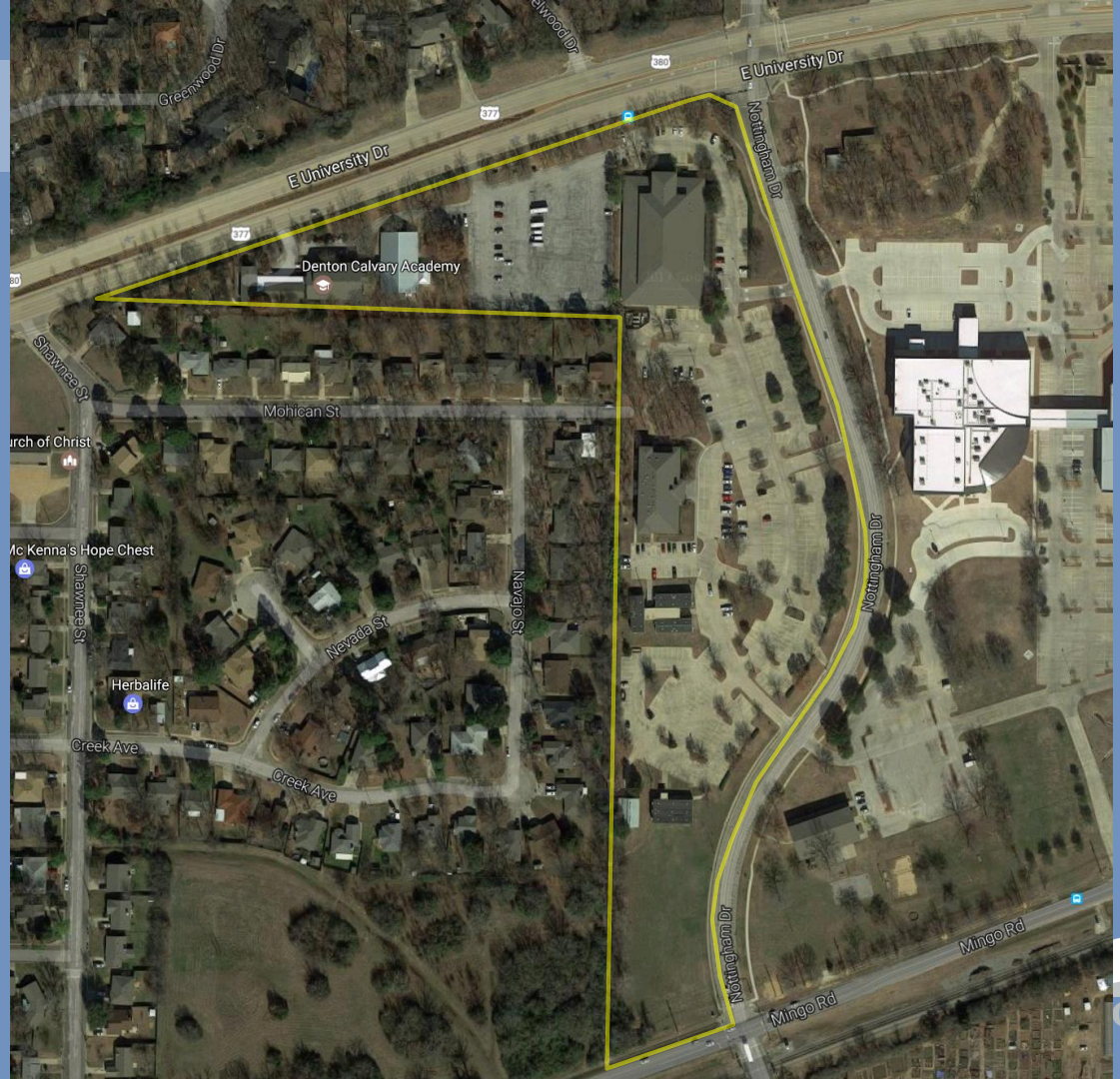
Legend

- Primary Arterial Roadway 
- Secondary Arterial Roadway 
- Collector Street 



Site Conditions

- ▶ **Ordinance 99-277** determined landscaping at existing school to be sufficient for compatibility with surrounding neighborhood
- ▶ Landscaping exceeds 20% minimum required for NRMU District







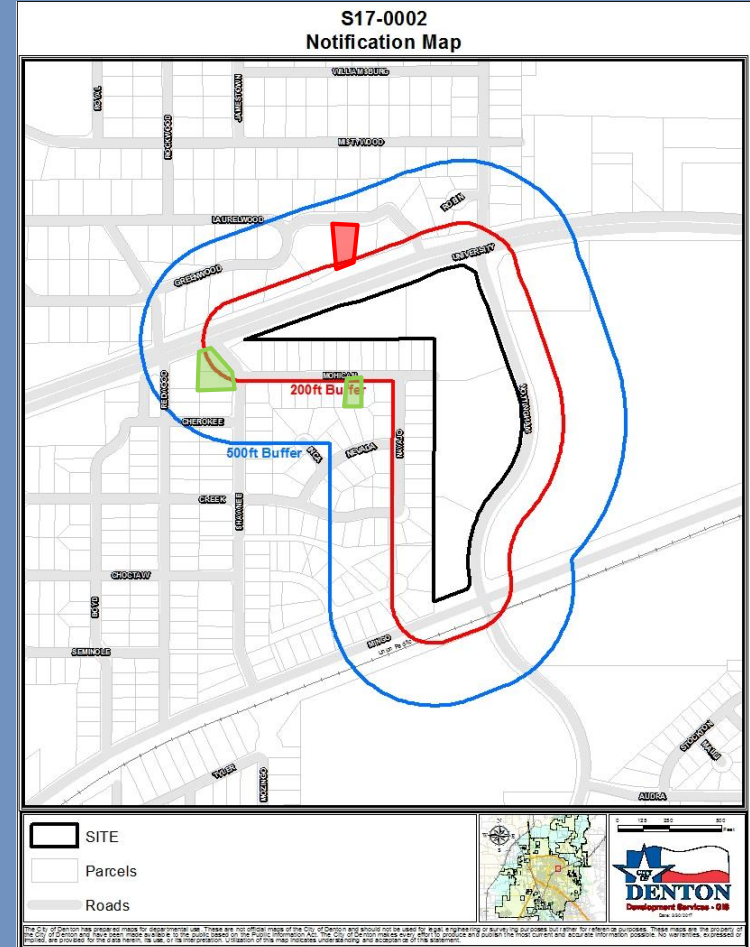


FIRE LANE NO PARKING



Public Notification

- Public Notification Date: **April 5, 2017**
- 200 ft. Public Notices sent via certified mail: **56**
- 500 ft. Courtesy Notices sent via regular mail: **127**
- Responses to 200' Legal Notice:
 - In Opposition: **1**
 - In Favor: **2**
 - Neutral: **0**



Recommendation

- ▶ Staff recommends **APPROVAL** based upon the land use analysis:
 - ▶ Meets the requirements for SUP approval in DDC 35.6.4 - use already exists on part of the property and was found to be compatible under Ordinance 99-277
 - ▶ Expansion of the use is onto a fully developed site – no changes site layout are proposed
 - ▶ Consistent with the Denton Plan 2030

Recommendation

► Staff recommends **APPROVAL** with the following conditions:

1. The proposed use must be restricted to existing buildings on Lots 1R, 2R, 3R, and 4R, Block A, of the Denton Bible Church Addition, as is reflected on the attached Site Plan. Existing landscaping coverage and parking counts must be maintained as is reflected on the attached Site Plan. Any changes to the building footprints, parking counts, parking lot layouts, or landscaping area on Lots 1R, 2R, or 3R must be approved by amending the SUP. Lot 4R can develop with uses permitted in the NRMU District under the standards of the Denton Development Code without amending the SUP.

2. Ordinance 99-277 must be repealed and replaced by a new ordinance so that only one ordinance controls the high school use on the subject property.

Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (6-0) subject to the following conditions:

1. The proposed use must be restricted to existing buildings on Lots 1R, 2R, 3R, and 4R, Block A, of the Denton Bible Church Addition, as is reflected on the attached Site Plan. Existing landscaping coverage and parking counts must be maintained as is reflected on the attached Site Plan. Any changes to the building footprints, parking counts, parking lot layouts, or landscaping area on Lots 1R, 2R, or 3R must be approved by amending the SUP. Lot 4R can develop with uses permitted in the NRMU District under the standards of the Denton Development Code without amending the SUP.

2. Ordinance 99-277 must be repealed and replaced by a new ordinance so that only one ordinance controls the high school use on the subject property.