

# **Z16-0030**

## **The Cube**

**Munal Mauladad - Director, Development Services June 6, 2017**



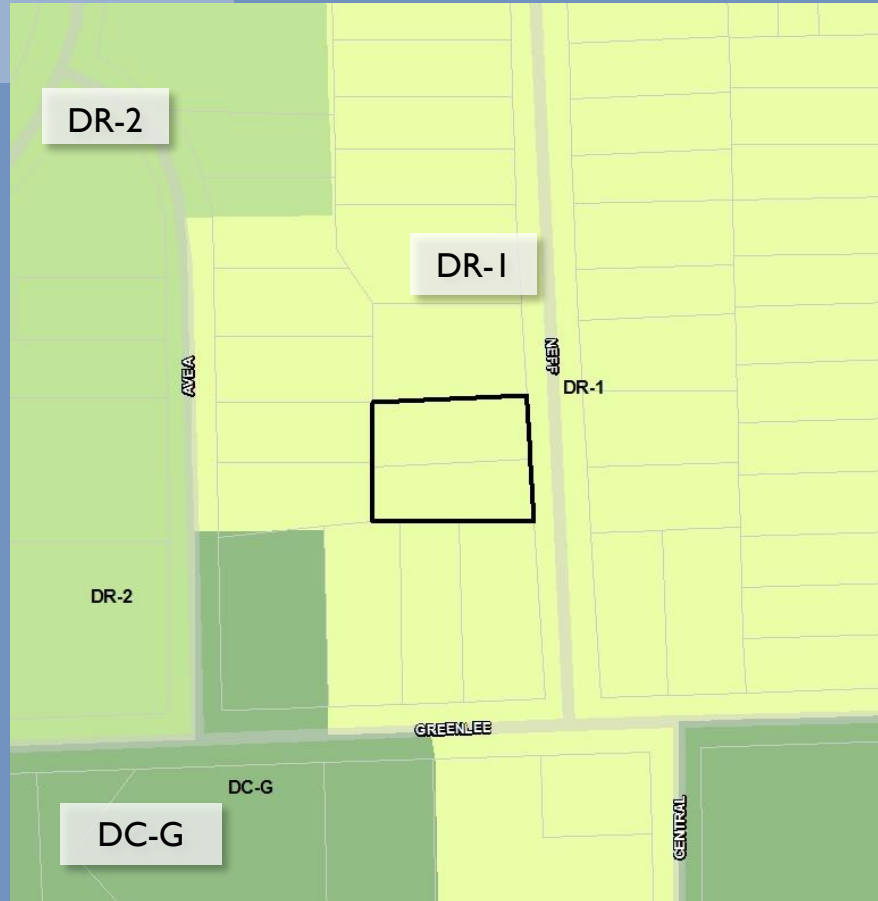
## Z16-0030 Request & Site Data

- ▶ Hold a public hearing and consider adoption of an ordinance to rezone an approximately 0.4 acre parcel from Downtown Residential 1 (DR-1) District to Downtown Residential 2 (DR-2).
- ▶ Located mid-block on Neff Street, 175 feet north of Greenlee Street
- ▶ Situated approximately 1,500 feet south of UNT campus (5-to 10-minute walk)



# Site Data

- ▶ The subject property has a zoning designation of DR-1 District
- ▶ The proposed use is multi-family
- ▶ Multi-family is not a permitted use in DR-1

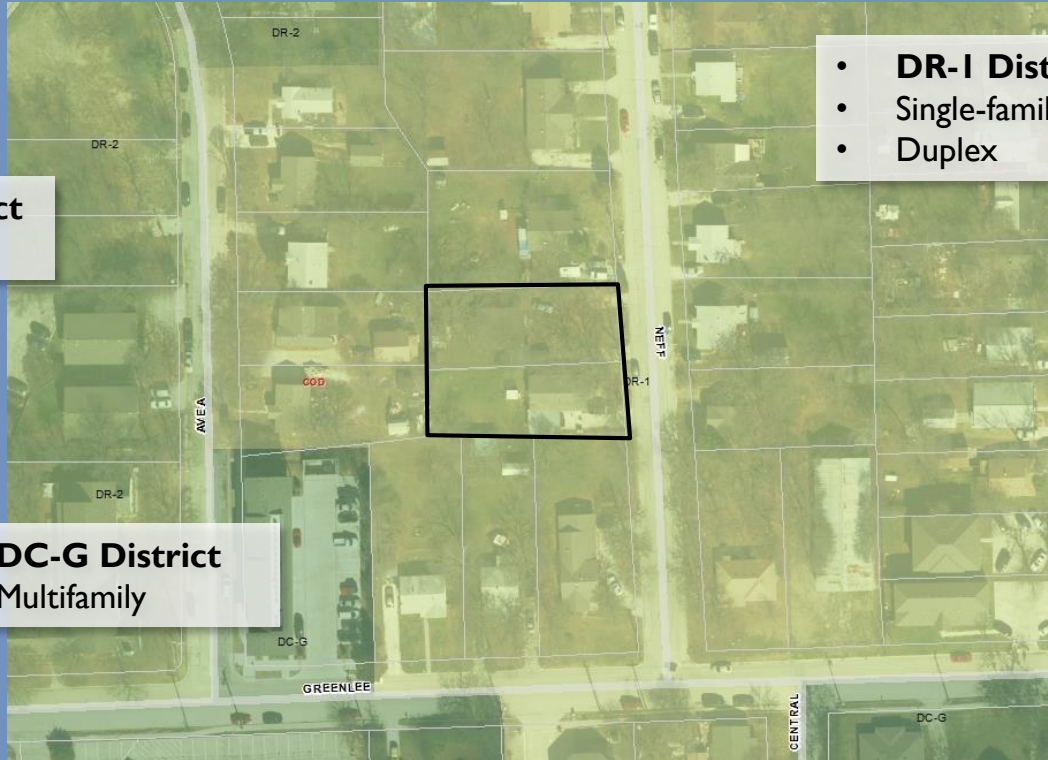


# Analysis: Compatibility

- **DR-2 District**
- Multi-family

- **DC-G District**
- Multifamily

- **DR-1 District**
- Single-family
- Duplex



Area within approximately 200 feet of the subject property

# Analysis: Compatibility



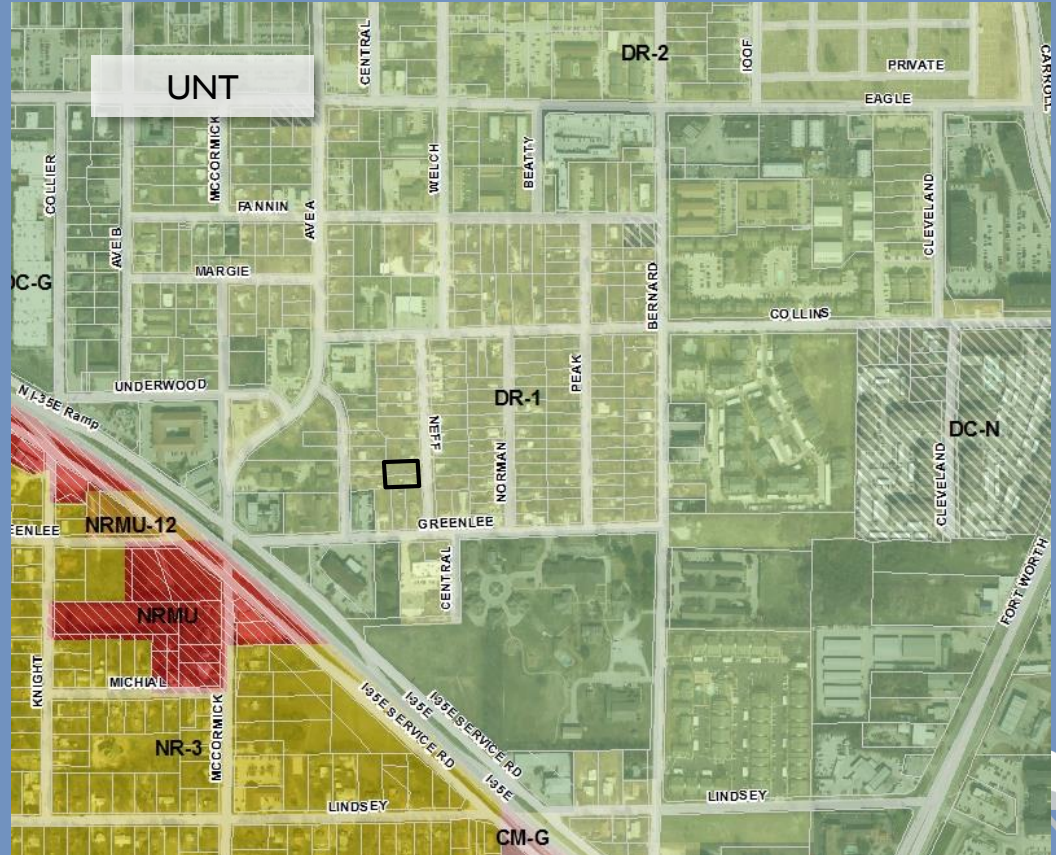
- **DC-G District**
- Commercial
- Residential facility

Area within approximately 500 feet of the subject property



# Analysis: Compatibility

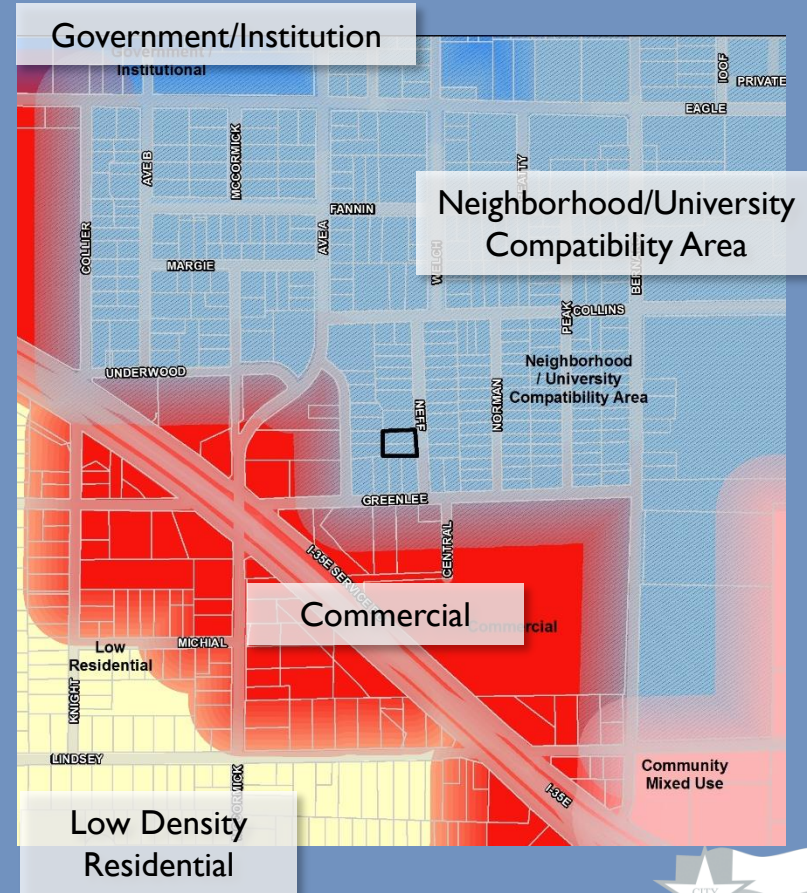
- DR-2 would introduce a new zoning district into an existing cohesive zoning & development pattern, breaking the continuity of the zoning, potentially resulting in incompatible uses at the block level
- Historic analysis shows that when the DDC was adopted, the neighborhood was deliberately zoned DR-1 to maintain residential character



# Analysis: FLUM

► **Neighborhood/University Compatibility Area:** Create compatible form and land uses for areas that serve both established neighborhoods and the universities

- Density and commercial development within proximity to UNT is envisioned
- The adjacent land use pattern of single-family and duplex developments is consistent with the existing zoning of DR-1 District.
- If approved, DR-2 District could potentially introduce a new land use pattern and compromise the integrity of an established traditional neighborhood.



# Regulations

	DR-1	DR-2
Minimum Lot Area (square feet)	4,000	4,000
Maximum Density	8	30
Maximum Lot Coverage	60%	75%
Minimum Landscaped Area	40%	25%
Maximum Building Height	40 feet	45 feet



# Recommendation

- ▶ The Planning and Zoning Commission recommends **approval** of the request (4-2).
- ▶ Staff recommends **denial**, as a change in zoning would create an isolated zoning district which could impede the development of this area in a cohesive manner

# Public Notification

- ▶ Public Notification Date:  
**March 5, 2017**
- ▶ 200 ft. Public Notices sent via certified mail:  
**26**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **72**
- ▶ Responses to 200' Legal Notice:
  - In Opposition: 1
  - In Favor: 0
  - Neutral: 0

