

**Z17-0002**  
**Kroger**

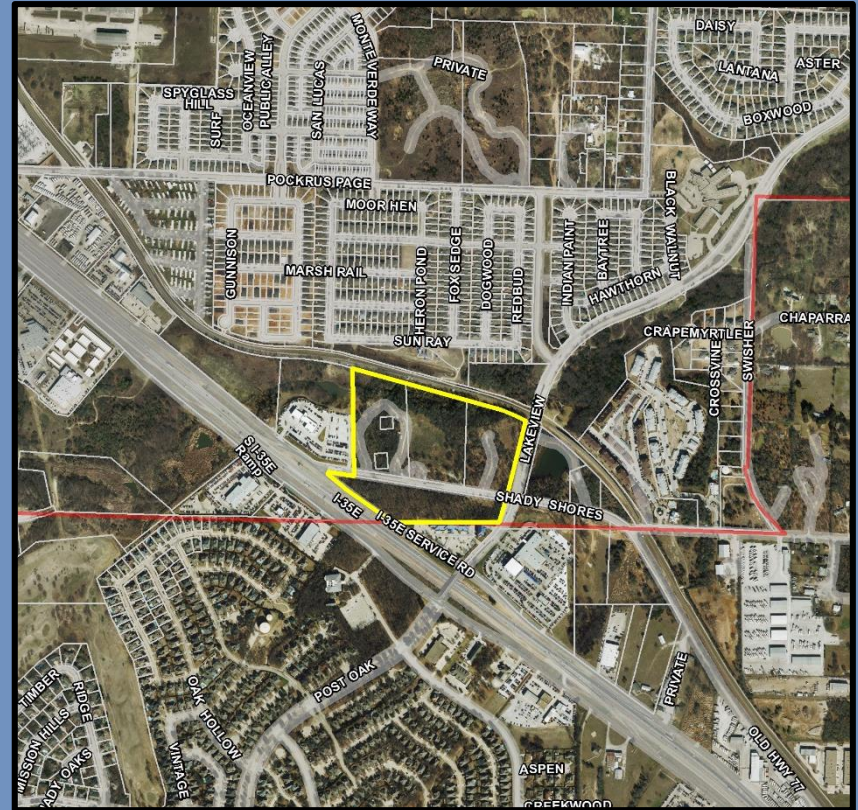
**Planning Division**

**July 18, 2017**



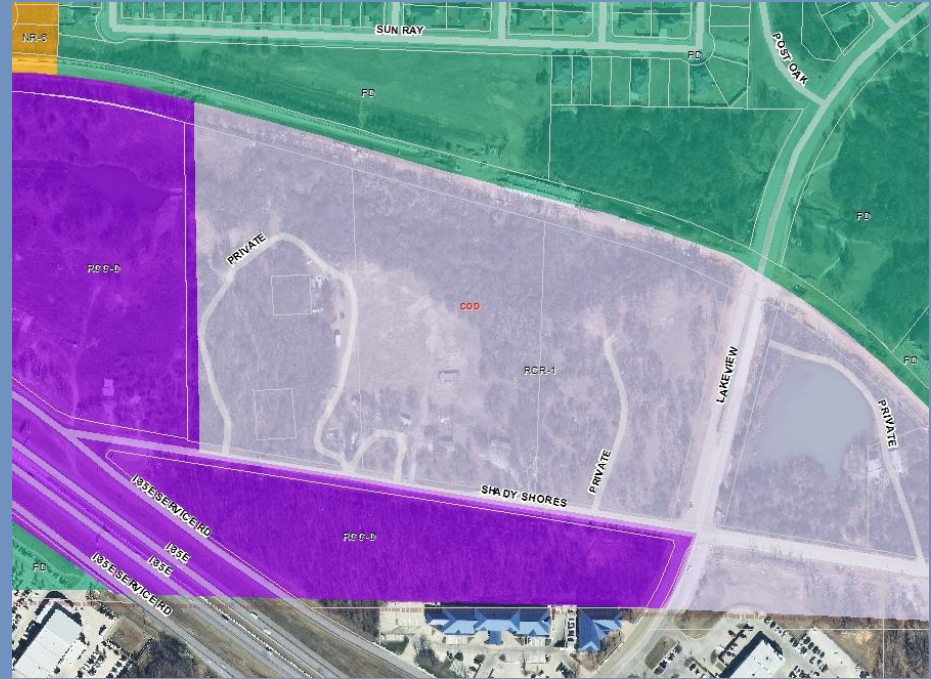
# Z17-0002 Request

- ▶ Hold a public hearing and an ordinance to rezone approximately 29 acres from a Regional Center Residential 1 (RCR-1) District and a Regional Center Commercial Downtown (RCC-D) District to a Commercial Mixed Use General (CM-G) District
- ▶ Northwest and southwest corners of Lakeview Boulevard and Shady Shores Road



# Site Data

- ▶ Current zoning is RCR-1 and RCC-D
- ▶ Proposed commercial use



# Analysis: Compatibility

- **RCC-D**
- Commercial

- **Planned Development**
- Single-family
- Open space

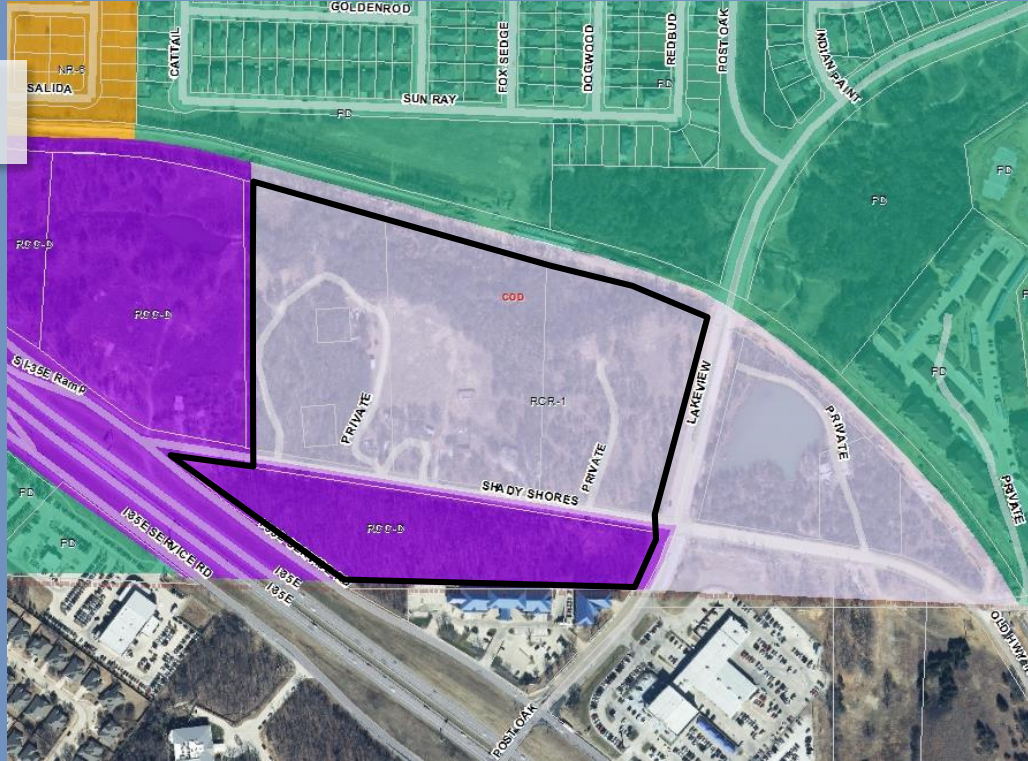
- **RCR-I**
- Residential

Area within approximately 200 feet of the subject property



# Analysis: Compatibility

- **NR-6**
- Single-family

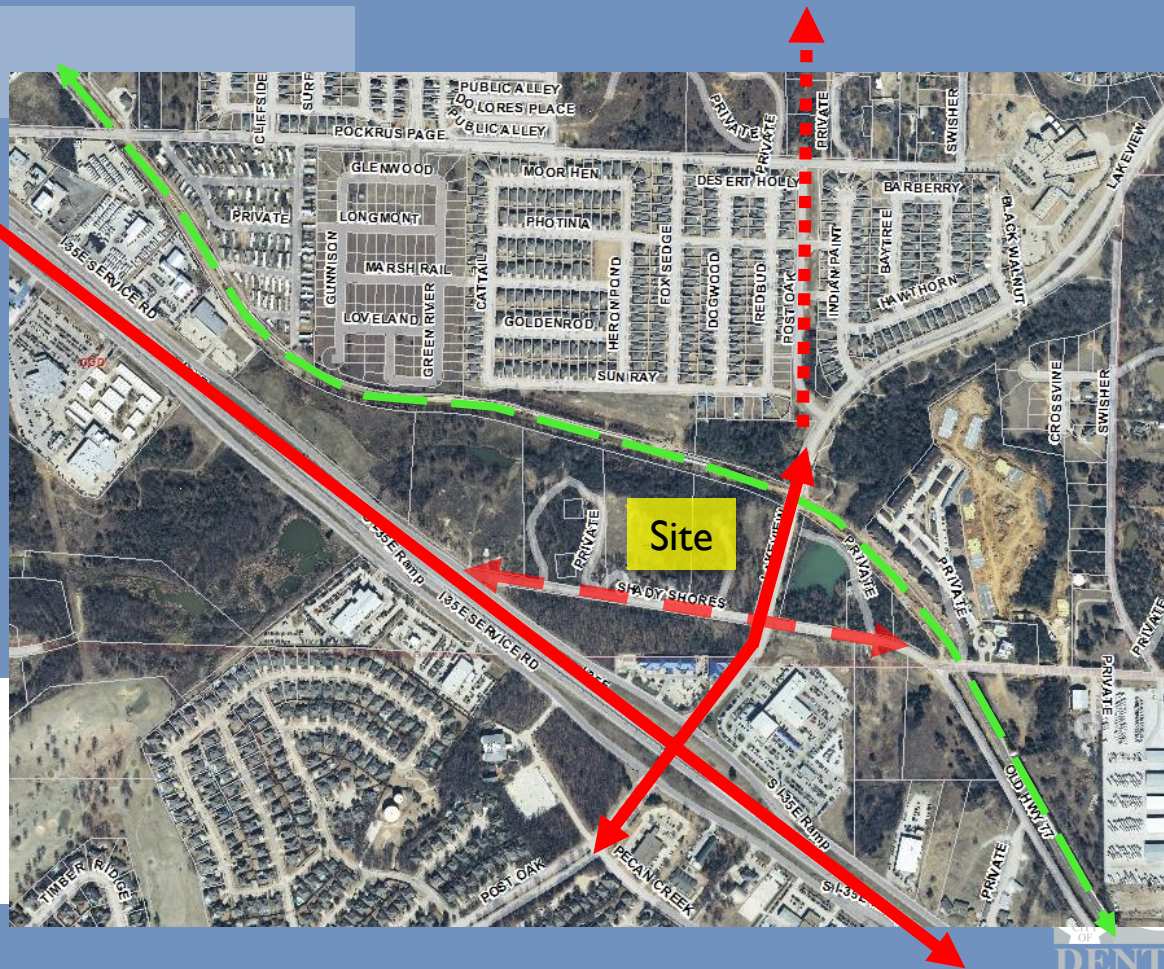


Area within approximately 500 feet of the subject property

# Mobility

## Legend

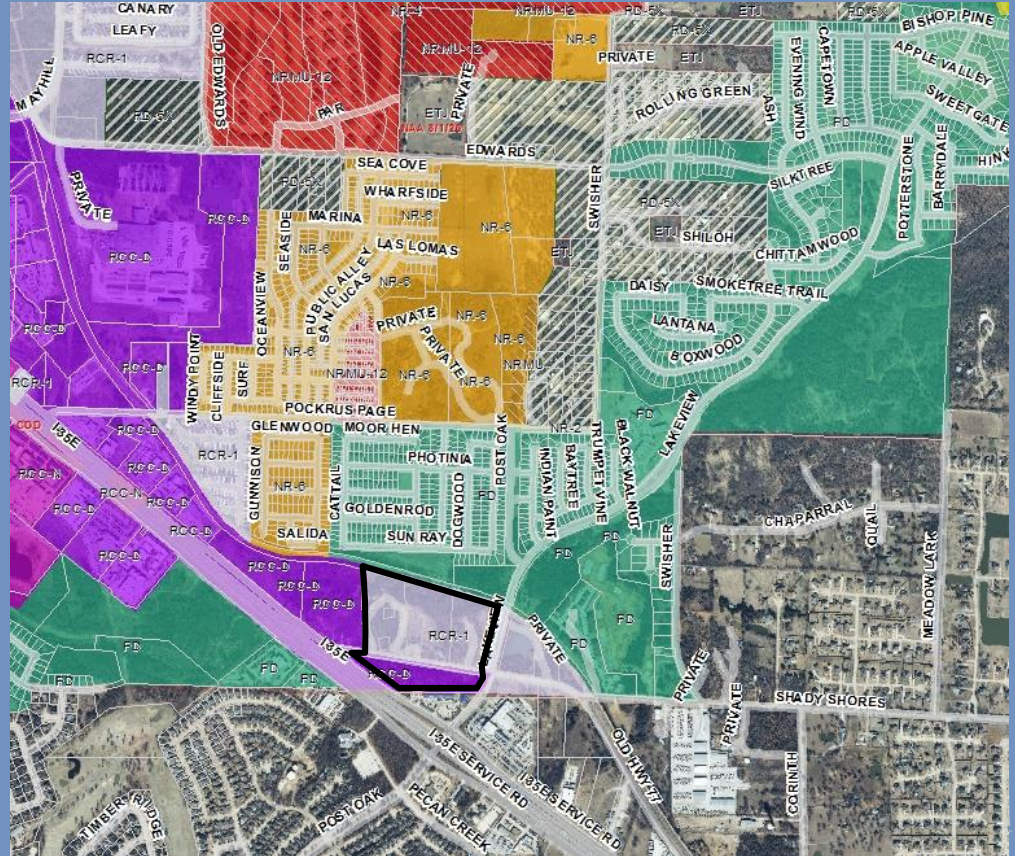
- Future Arterial 
- Arterial Roadway 
- Collector Street 
- Rails to Trails 





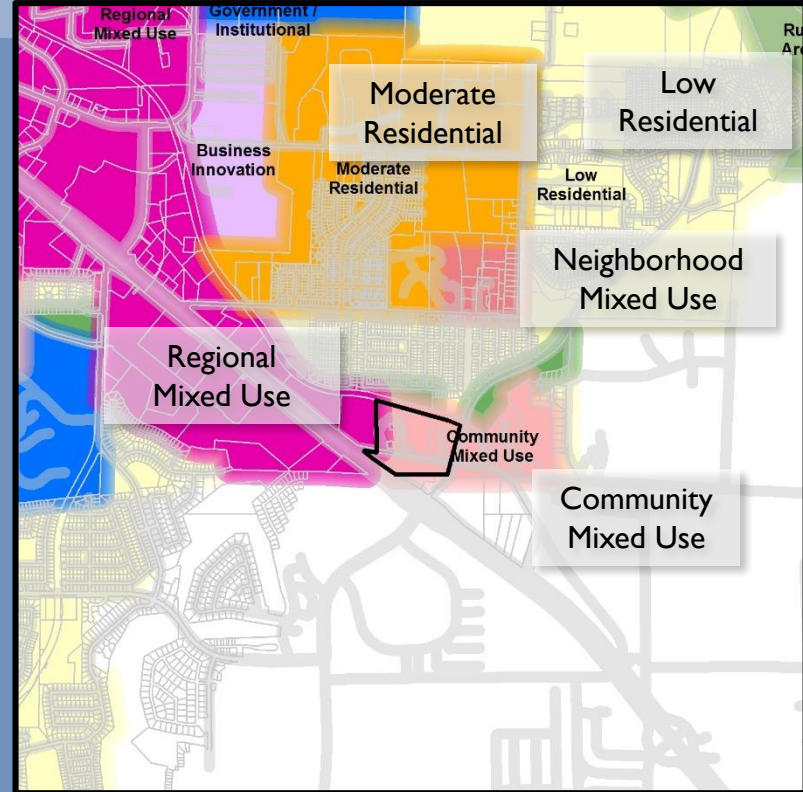
# Analysis: Compatibility

- CM-G District is a commercial mixed-use district intended to serve the community
- Requires access to major roadways or at the intersection of local roads and arterial streets
- Transitional commercial uses between the high-intensity development and zoning often found on highway corridors and the nearby neighborhoods
- Physical barriers buffer the site from the adjacent residential neighborhood



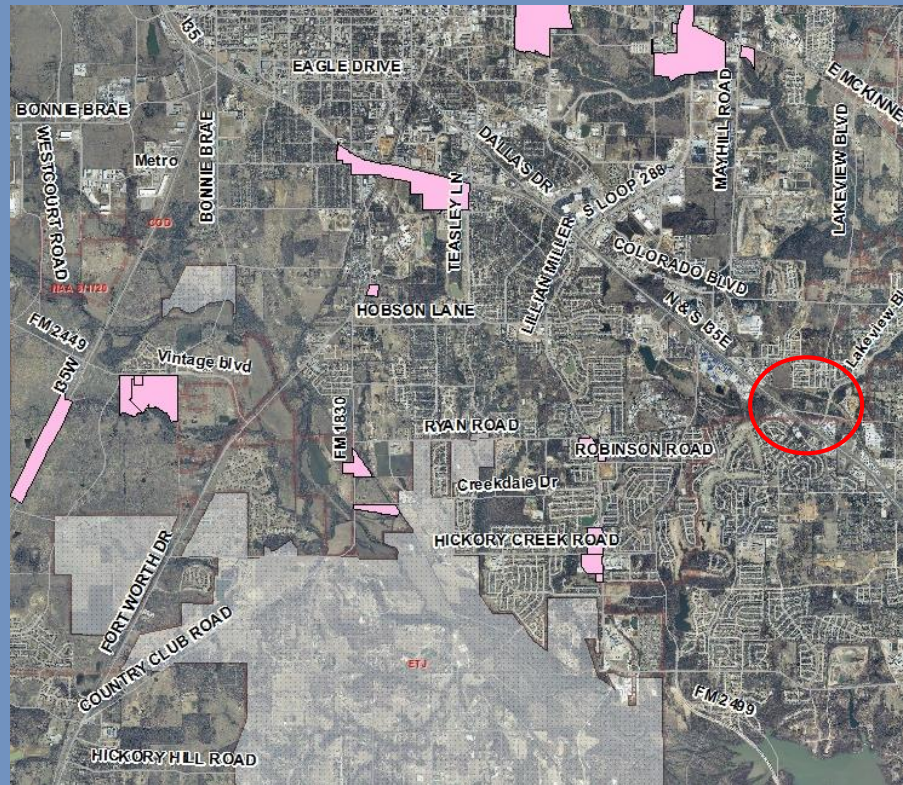
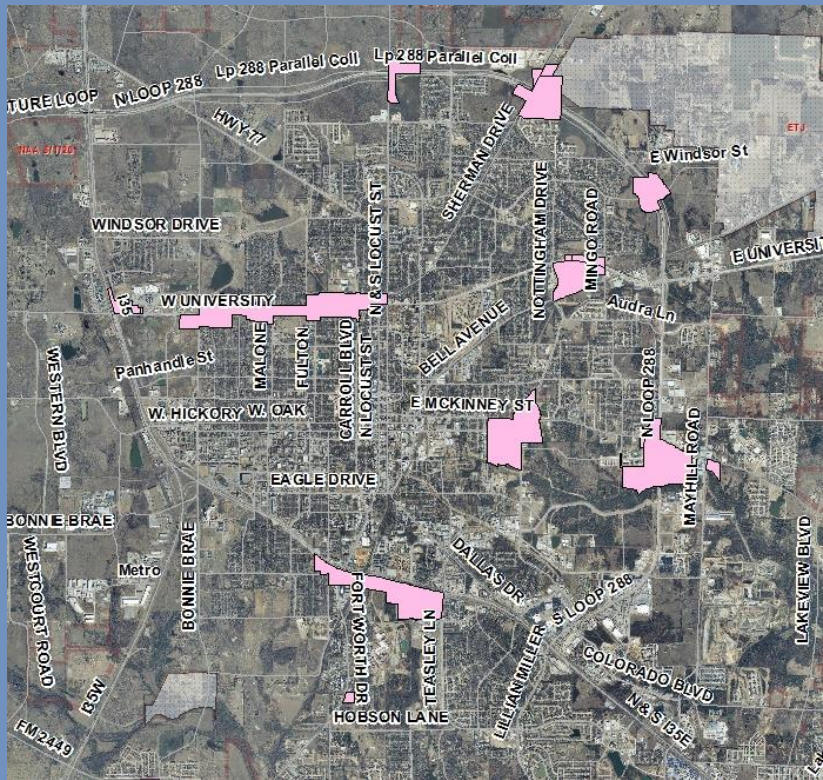
# Denton Plan

- ▶ Community Mixed Use
  - ▶ Mix of uses, predominantly commercial
  - ▶ Typical development may include a supermarket, drug store, specialty shops, service stations, midsize offices, employers, & high-to-moderate density housing
  - ▶ Uses permitted within CM-G District align with the desired development for these areas and will provide necessary commercial uses for the growing population nearby





# CM-G in Denton



# Considerations

	CM-G	RCR-1	RCC-D
<i>Residential Uses</i>			
Attached Single-family Dwellings	N	P	P
Group Homes	N	SUP	SUP
Multi-family Dwellings	L(6)&L(4)	L(4)	L(6)&L(4)

# Considerations

	CM-G	RCR-1	RCC-D
<b><i>Commercial Land Uses</i></b>			
Home Occupation	N	P	P
Hotels	P	N	P
Motels	P	N	N
Bed and Breakfast	P	L(8)	P
Retail Sales and Service	P	L(17)	P
Movie Theaters	SUP	SUP	P
Restaurant	P	L(11)	P
Private Club	P	L(11)	P



# Considerations

	CM-G	RCR-1	RCC-D
<b><i>Commercial Land Uses</i></b>			
Bar	P	L(11)	P
Drive-Through Facility	P	N	P
Professional Services and Offices	P	L(15)	P
Quick Vehicle Servicing	P	N	P
Vehicle Repair	P	N	P
Auto and RV Sales	P	N	P
Laundry Facilities	P	P	P

# Considerations

	CM-G	RCR-1	RCC-D
<b><i>Commercial Land Uses</i></b>			
Equestrian Facilities	P	N	N
Outdoor Recreation	P	SUP	N
Indoor Recreation	P	N	P
Major Event Entertainment	SUP	N	SUP
Commercial Parking Lots	P	N	P
Administrative or Research Facilities	P	SUP	P
Broadcasting or Production Studio	P	SUP	P

# Considerations

	CM-G	RCR-1	RCC-D
<b><i>Industrial Land Uses</i></b>			
<i>Craft Alcohol Production</i>	L(12)	N	L(12)
Printing/Publishing	P	N	N
Bakeries	P	N	P
Light Manufacturing	N	N	L(28)
Warehouse, Retail	N	N	L(13)
Veterinary Clinics	P	SUP	P



# Considerations

	CM-G	RCR-1	RCC-D
<b><i>Institutional Land Uses</i></b>			
Business/Trade School	P	N	P
Kindergarten, Elementary School	P	P	N
High School	P	SUP	P
Colleges	P	N	P
Conference/Convention Centers	P	N	P
Hospital	N	N	P

# Considerations

	CM-G	RCR-1	RCC-D
<i>Institutional Land Uses</i>			
Elderly Housing	N	P	P
Medical Centers	P	SUP	P
Mortuaries	P	N	P

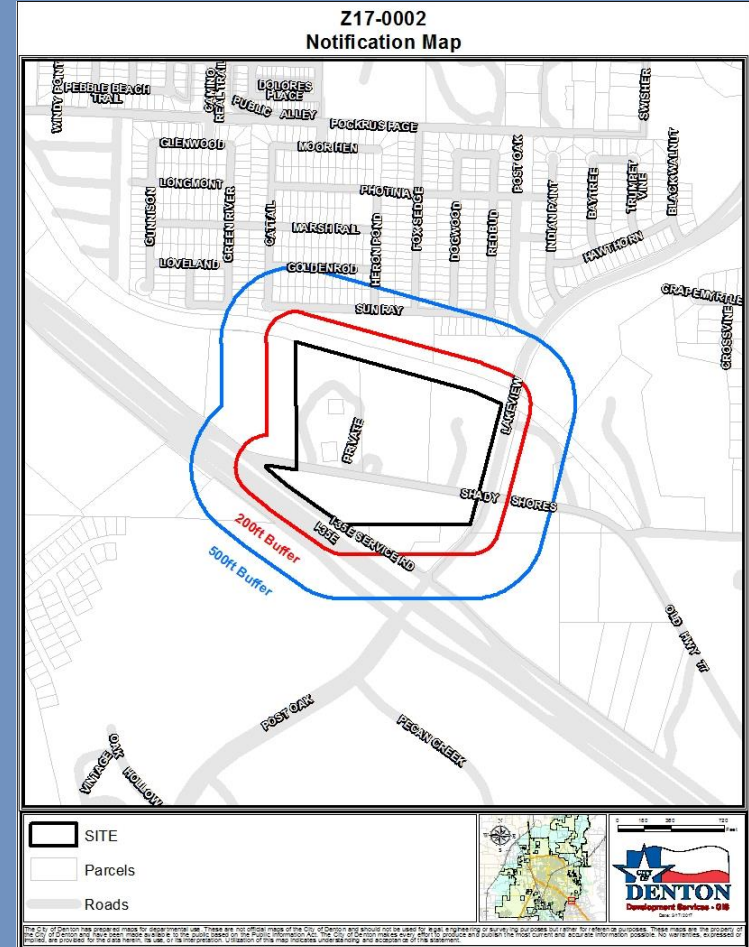
# Considerations

	CM-G	RCR-1	RCC-D
<b><i>General Regulations</i></b>			
Minimum Lot Area (square feet)	2,500	none	none
Maximum Density		30	100
Maximum Lot Coverage	80%	55%	90%
Minimum Landscaped Area	20%	45%	10%
Maximum Building Height	65 feet	40 feet	100 feet



# Public Notification

- Public Notification Date:  
**May 28, 2017**
- 200 ft. Public Notices sent via certified mail: **15**
- 500 ft. Courtesy Notices sent via regular mail: **62**
- Responses to 200' Legal Notice:  
In Opposition: **0**  
In Favor: **1**  
Neutral: **0**



# Recommendation

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