

S16-0007

Riney Road Apartments

Planning Division

August 1, 2017



S16-0007 Request & Site Data

- **Request:** Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit to allow for a multi-family use on approximately 0.9 acres. The property is located on the north side of the Riney Road and Riney Court intersection.



Site Plan

2 apartment buildings:

- 5 units each
- All 3 br, 2.5 bath
- Fenced rear yards

Storage building

23 parking spaces

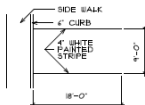
- 20 are required
- 3 excess spaces to be pervious

NOTES & DATA TABLE

1. PHASES NOT APPLICABLE

DATA TABLE	
EST. TIME OF COMPLETION	JAN 2018
TOTAL PROJECT ACREAGE	1.4 ACRES
PROPOSED DENSITY	
UNITS A/A	80% 8 UNITS
UNITS B/B	20% 2 UNITS
PROPOSED FAR (GFA)	
FLOOR AREA RATIO	22.8%
GROSS FLOOR AREA	23%
LOT COVERAGE (FIS)	51% ACT 40% ALLOWABLE
LANDSCAPED (FIS)	48% PROVIDED 40% REQ.
ESA ACREAGE CALCULATION	0
PARKING CALCULATIONS (SUBCAP 14 DDC)	2
3 BED/2 SPACES	23 PROVIDED 20 REQUIRED 3 PROVIDED SPACES 20 NON PERVIOUS SPACES
HEIGHT * RIDGE LINE	26'2" ACTUAL 40' ALLOWABLE
HEIGHT * MID POINT SETBACK TO PL	21'-8"
HEIGHT * MID POINT SETBACK TO PL	8'-4" * 7' REQ. (3.5 PROVIDED CALCULATION BASED ON MID POINT HGT. OF 21'-4"
DENSITY (24x40) ALLOWABLE	10 PROVIDED

3. TYP. PARKING SPACE, 18'x11'

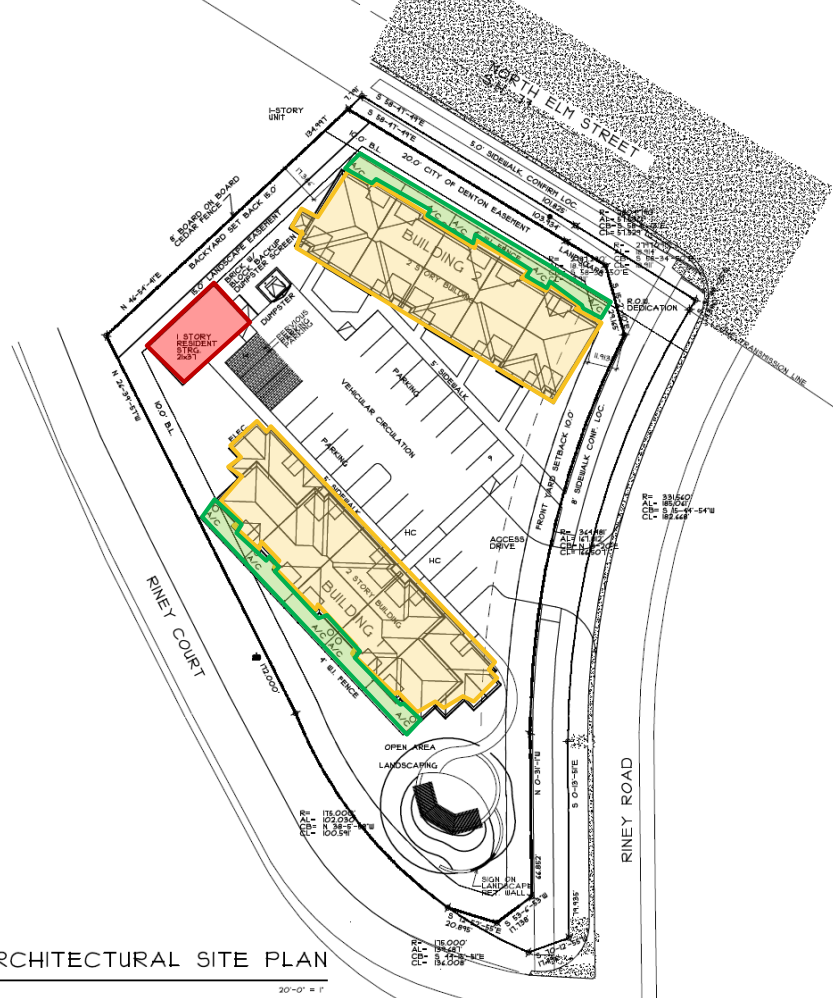


5. DELINEATE FLOOD ZONES, FLOODWAYS AND ESA'S
NOT APPLICABLE.



ARCHITECTURAL SITE PLAN

20'-0" = 1"



PRELIMINARY DRAWINGS
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Landscape Plan

- ▶ Type B buffer to adjoining single-family
 - ▶ 5 trees & 30 shrubs per 100 linear feet are required
 - ▶ Also proposing an 8' cedar fence
- ▶ Existing tree stand along Riney Court to remain
- ▶ Patio and trellis area
- ▶ ~48% landscape area overall (40% required)



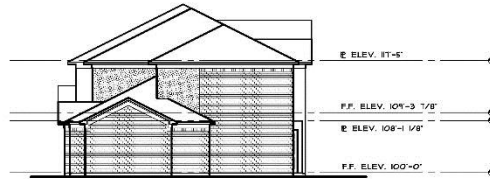
Elevations

- ▶ Building I located on southern side
- ▶ 5 units
- ▶ Materials: Brick and Stucco
- ▶ 40% minimum masonry required

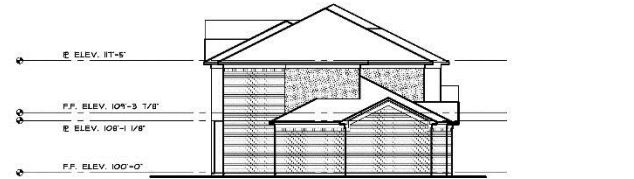


① BUILDING I FRONT ELEVATION
1/8" = 1'-0"

Approx. 32% stucco & 68% brick



② BUILDING I RIGHT ELEVATION
1/8" = 1'-0"



④ BUILDING I LEFT ELEVATION
1/8" = 1'-0"

Approx. 23% stucco & 76% brick



③ BUILDING I REAR ELEVATION
1/8" = 1'-0"

Approx. 47% stucco & 52% brick

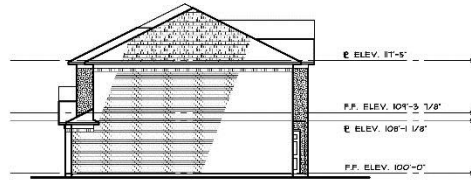
Elevations

- ▶ Building II located on northern side
- ▶ 5 units
- ▶ Materials: Brick and Stucco
- ▶ 40% minimum masonry required

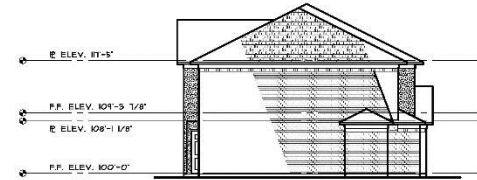


① BUILDING 2 FRONT ELEVATION
1/8" = 1'-0"

Approx. 43% stucco & 57% brick



② BUILDING 2 RIGHT ELEVATION
1/8" = 1'-0"



④ BUILDING 2 LEFT ELEVATION
1/8" = 1'-0"

Approx. 10% stucco & 90% brick



③ BUILDING 2 REAR ELEVATION
1/8" = 1'-0"

Approx. 51% stucco & 48% brick

Analysis: SUP Criteria

- ▶ Subchapter 35.6.4 – criteria for approval
 - ▶ Consistency with zoning regulations
 - ▶ Conformity to goals of Denton Plan 2030
 - ▶ Consistency with surrounding development in terms of access, nuisance prevention, and scale of development



Analysis: Zoning

▶ Zoned NRMU-12

- ▶ Single-family, duplex, and townhomes permitted
- ▶ Multi-family use permitted with SUP or as part of a mixed-use development

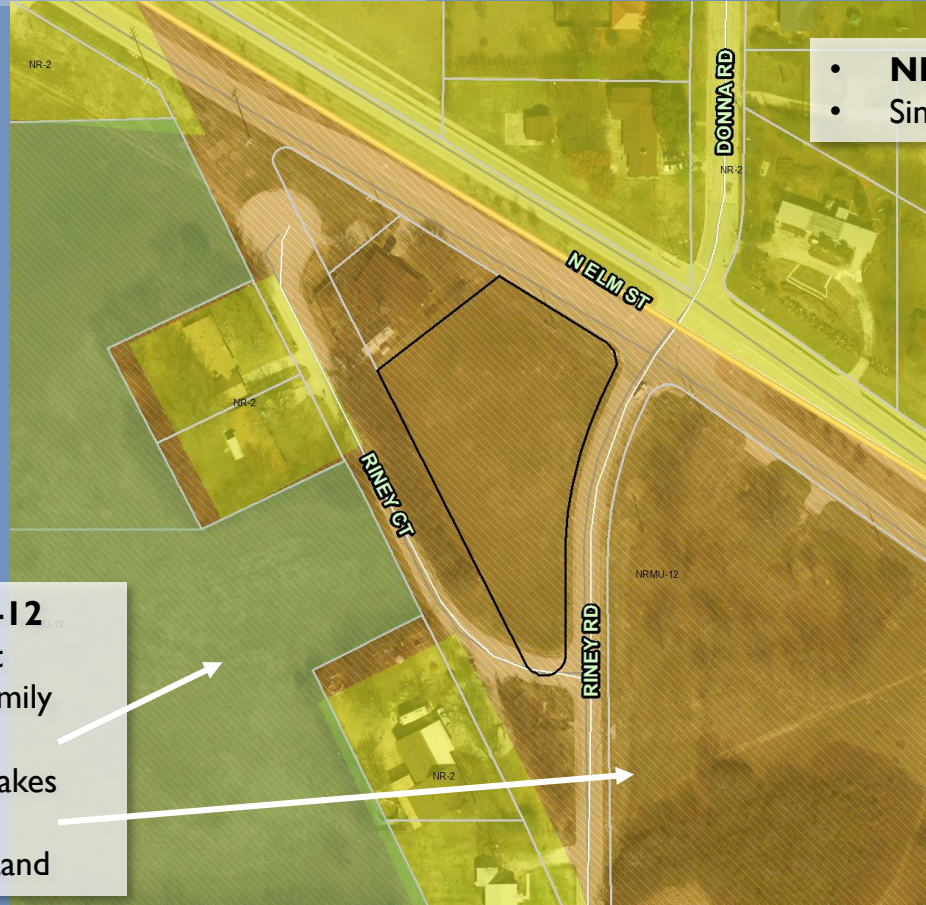
NRMU-12 General Regulations

Minimum Lot Area (square feet)	3,500
Maximum Density (units/acre)	12
Maximum Lot Coverage	60%
Minimum Landscaped Area	40%
Maximum Building Height	40 feet



Analysis: Compatibility

Area within approximately 200 feet of subject property



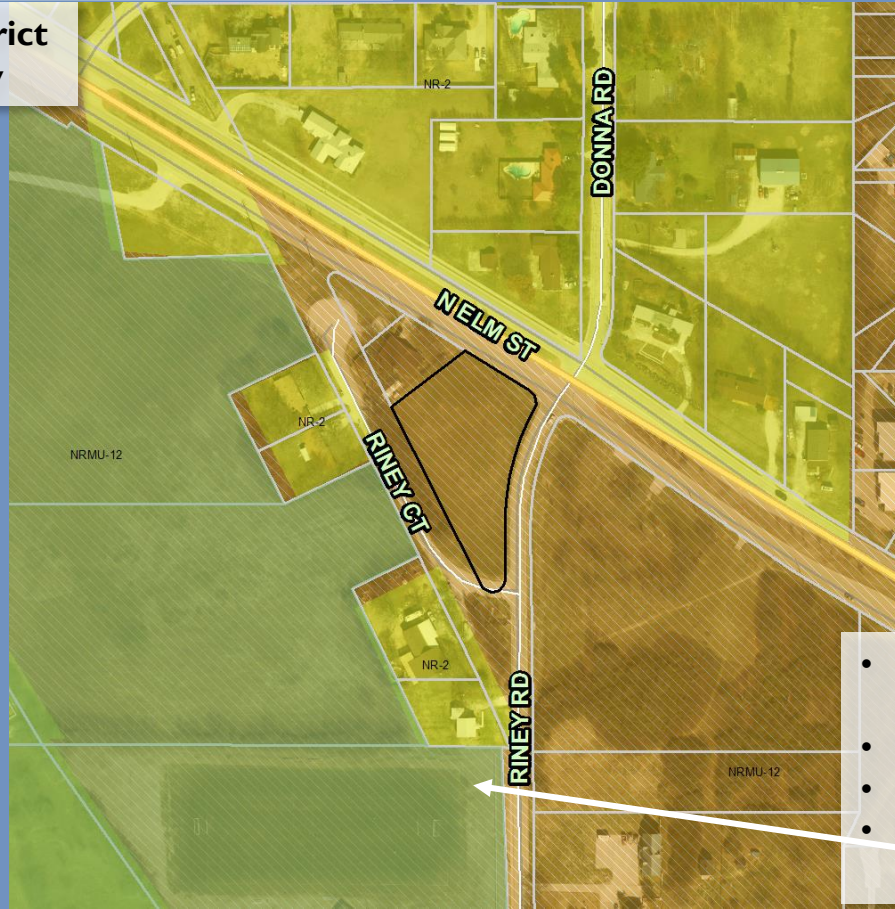
- **NR-2 District**
- Single-family homes

- **NRMU-12 District**
- Single-family homes
- North Lakes Park
- Vacant Land

Analysis: Compatibility

Area within approximately 500 feet of subject property

- **NR-2 District**
- Single-family

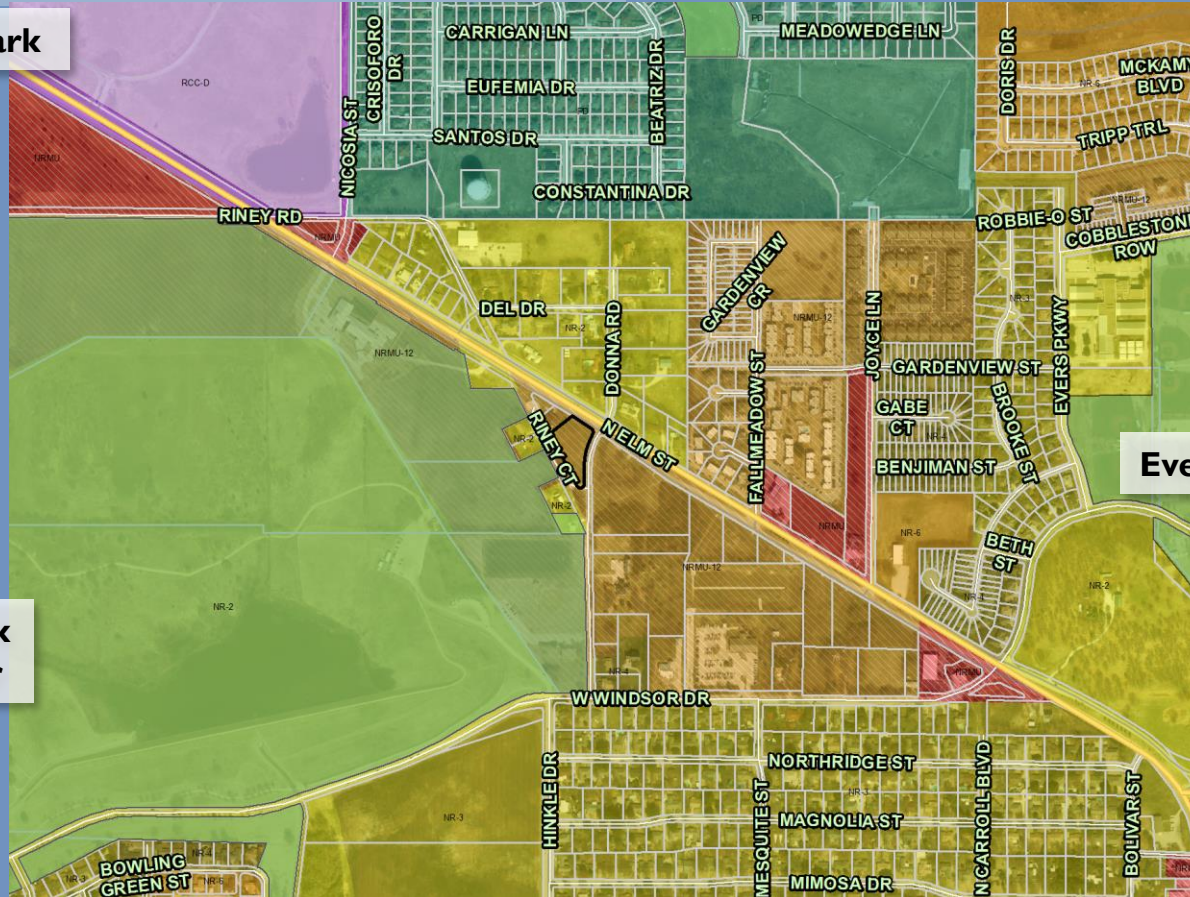


- **NRMU-12 District**
- Single-family
- Duplexes
- North Lakes Park

Analysis: Compatibility

UNT Discovery Park

North Lakes Park
& Animal Shelter

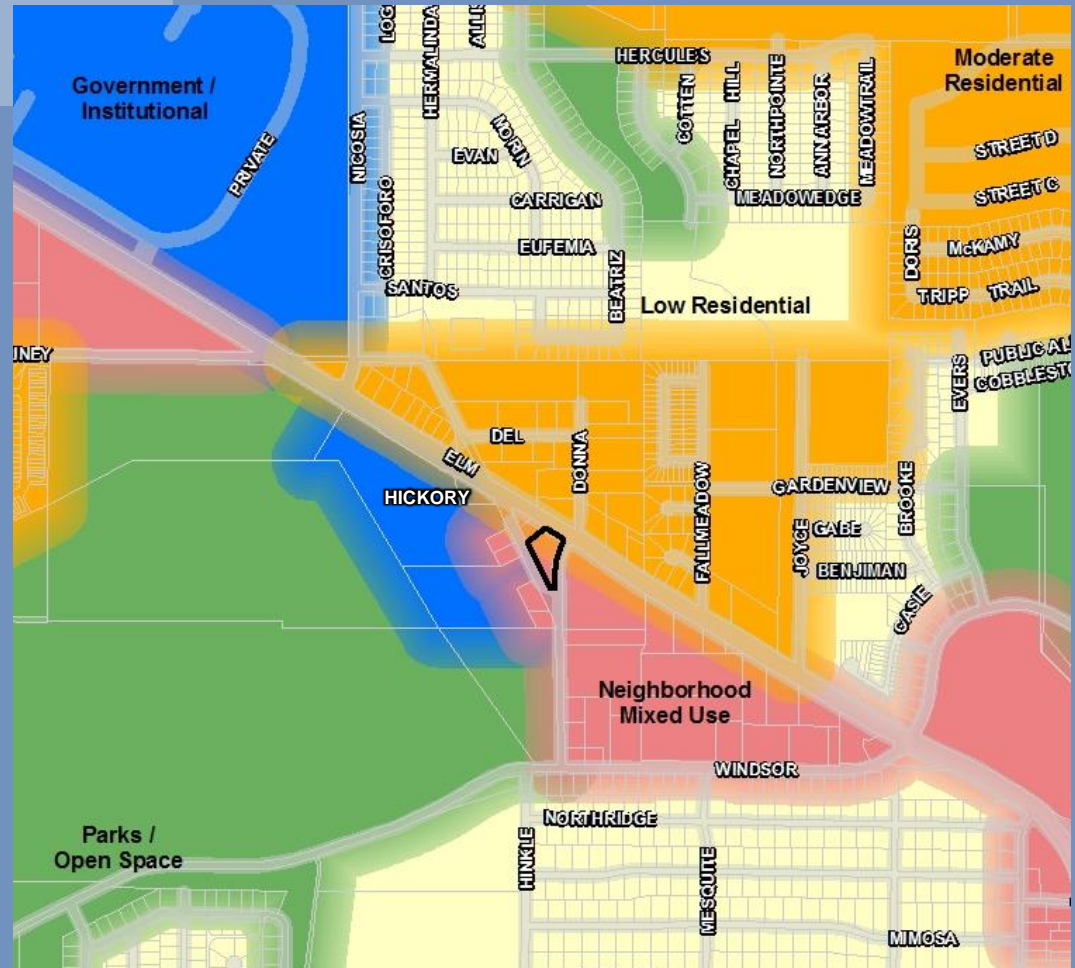


Evers Park

- NR-2
- NR-3
- NR-4
- NR-6
- NRMU
- NRMU-12
- PD
- RCC-D

Analysis: FLUM

- ▶ **Neighborhood Mixed Use:**
 - ▶ Primarily residential areas with a mix of housing types, along with supporting retail and service uses
- ▶ **Moderate Residential:**
 - ▶ Promotes protection and development of residential uses ranging between 4 and 12 units per acre
 - ▶ Applies to areas of single-family, low-rise multi-family, and townhomes



Mobility

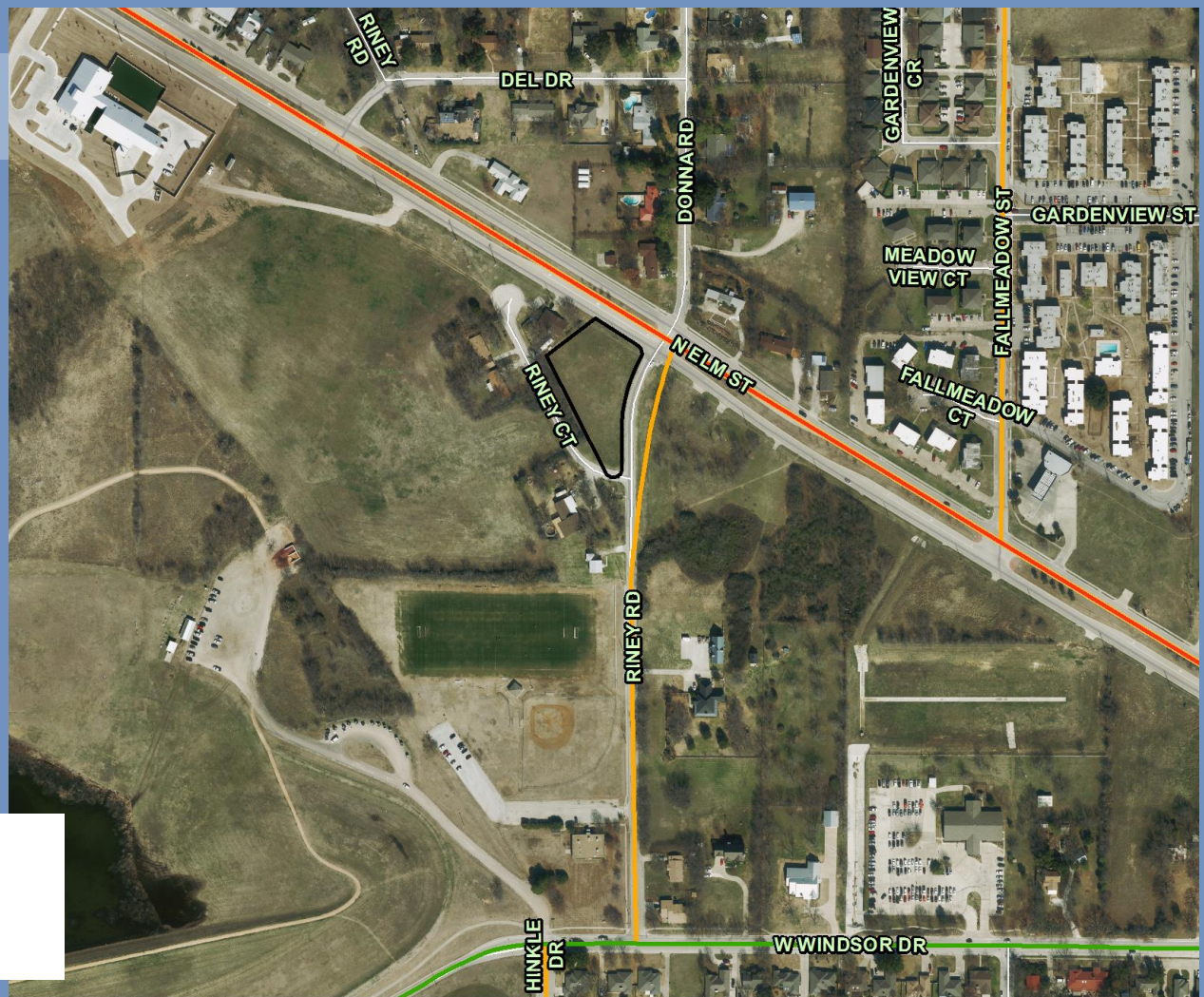
- ▶ N Elm St. is a TXDOT roadway
 - ▶ Currently built as a 4-lane divided roadway
 - ▶ DCTA route on N. Elm
- ▶ Riney Road and Riney Court are built as 2-lane undivided roadways

Legend

Primary Arterial Roadway 

Secondary Arterial Roadway 

Collector Street 



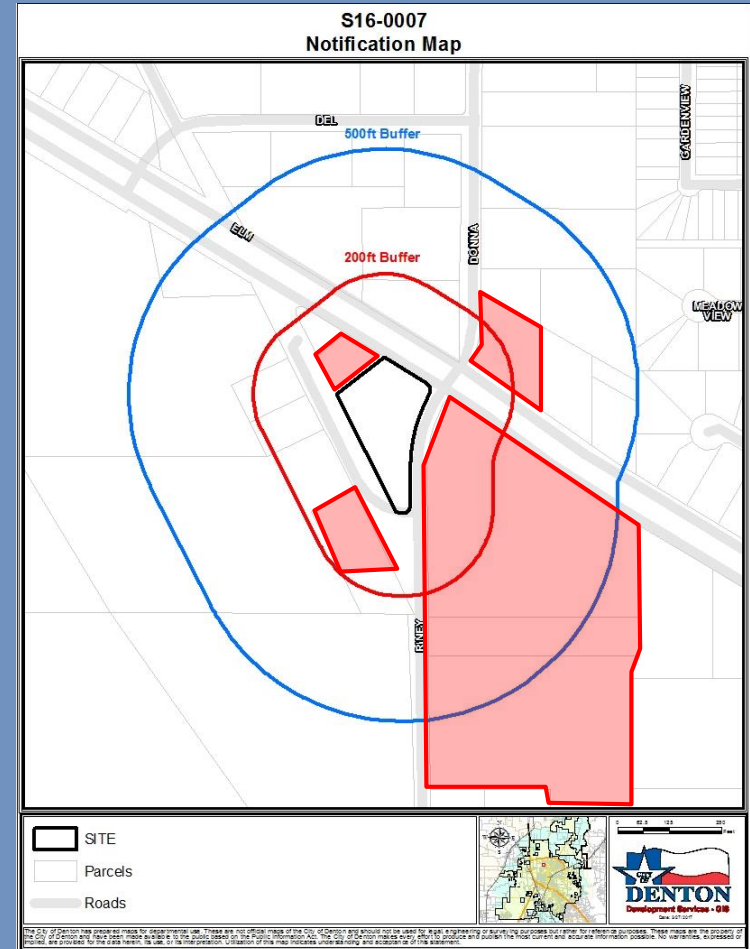




Public Notification

- Public Notification Date: **May 8, 2017**
- 200 ft. Public Notices sent via certified mail: **10**
- 500 ft. Courtesy Notices sent via regular mail: **26**
- Responses to 200' Legal Notice:
 - In Opposition: **4**
 - In Favor: **0**
 - Neutral: **0**
- Neighborhood Meeting: **May 22, 2017**
 - 11 attendees

34% opposition within 200'
Requires a supermajority (6
out of 7) vote for approval



Recommendation

- ▶ 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 the following conditions:
 1. The proposed use must substantially comply with the attached Site Plan, Landscape Plan, and Building Elevations.

Recommendation

- ▶ The Planning and Zoning Commission recommends **approval** of the request [6-0], subject to the following conditions:
 1. The proposed use must substantially comply with the attached Site Plan, Landscape Plan, and Building Elevations.
 2. The proposed development shall include secure bicycle parking at a ratio of one (1) bicycle parking stall for every ten (10) vehicle parking spaces provided.