



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: August 1, 2017

SUBJECT

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 generally located on the north side of the Riney Road and Riney Court intersection. The Planning and Zoning Commission voted [6-0] to approve the request with conditions. (S16-0007, Riney Road Apartments).

BACKGROUND

The subject property is comprised of approximately 0.9 acres of land currently zoned in the Neighborhood

Residential Mixed Use 12 (NRMU-12) District. The applicant intends to develop the property with a multi-family development pending approval of this Specific Use Permit (SUP) request. The proposed development would contain two, two-story buildings with a total of 10 dwelling units.

The NRMU-12 District is intended to encourage the development of a mixed use center with a combination of residential uses and light retail, office, and other supporting uses. The maximum permitted density is 12 dwelling units per acre. The proposed development generally complies with the approval criteria for SUP's outlined in Subchapter 35.6.4 of the DDC and with the site design criteria for multi-family development in Subchapter 35.13.13.2 of the DDC.

The multi-family use is generally compatible with the surrounding area, which contains a mixture of residential uses, including single-family, duplexes, and multi-family, as well as institutional and park uses. This area is a transitional zone between the Moderate Residential and Neighborhood Mixed Use future land use designations.

The attached Site Plan, Landscape Plan, and Elevations reflect the following elements within the proposed development:

- Two buildings each containing 5 dwelling units. Each unit is two stories and has access to a small rear yard.
- A total of 23 parking spaces are provided. Twenty spaces are required; the 3 excess spaces are to be pervious.
- A Type B landscape buffer, which is a 10-foot wide planting area with 5 trees and 30 shrubs per 100 linear feet, is required since it is abutting a single-family use. In addition to the required buffer area, the applicant is proposing an 8-foot tall cedar fence.
- The buildings will be constructed with brick and stucco exteriors, with an average of 50 to 60 percent brick materials per building face. This is in excess of the required 40% masonry minimum.
- Ingress and egress will be from a single drive along Riney Road.
- The property has frontage on Riney Road, Riney Court, and North Elm Street.

- Riney Road is classified as a Residential Collector and is currently built as a two lane undivided roadway.
- Riney Court is classified as a Neighborhood Residential street and is currently built as a two lane undivided roadway
- North Elm Street is classified as a Primary Arterial and is currently built as a four lane divided roadway that is maintained by the Texas Department of Transportation.

On July 12, 2017, the Planning and Zoning Commission recommended approval of the rezoning request (6-0), subject to the following conditions:

1. The proposed development shall substantially comply with the site plan, landscape plan, and 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.

Four written letters of opposition have been received to date. The letters represent the owners of 34% of the land area within 200 feet of the subject property, which exceeds the 20% opposition threshold that requires a supermajority vote (6 out of 7 members) of the City Council for approval of the request. The primary concerns of the neighbors were increased traffic generation due to the multi-family use and potential drainage onto neighboring properties post-development.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Planning Division/Staff recommends approval of this request, subject to the following condition:

1. The proposed development shall substantially comply with the site plan, landscape plan, and elevations.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Aerial Map
4. Zoning Map

5. Future Land Use Map
6. Site Plan
7. Landscape Plan
8. Building Elevations
9. Presentation Slides
10. Public Notification Map and Responses
11. Planning and Zoning Commission Meeting Minutes
12. Draft Ordinance

Respectfully submitted:
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