

Z17-0014

Duluth Trading Co. & Northern Tools + Equipment

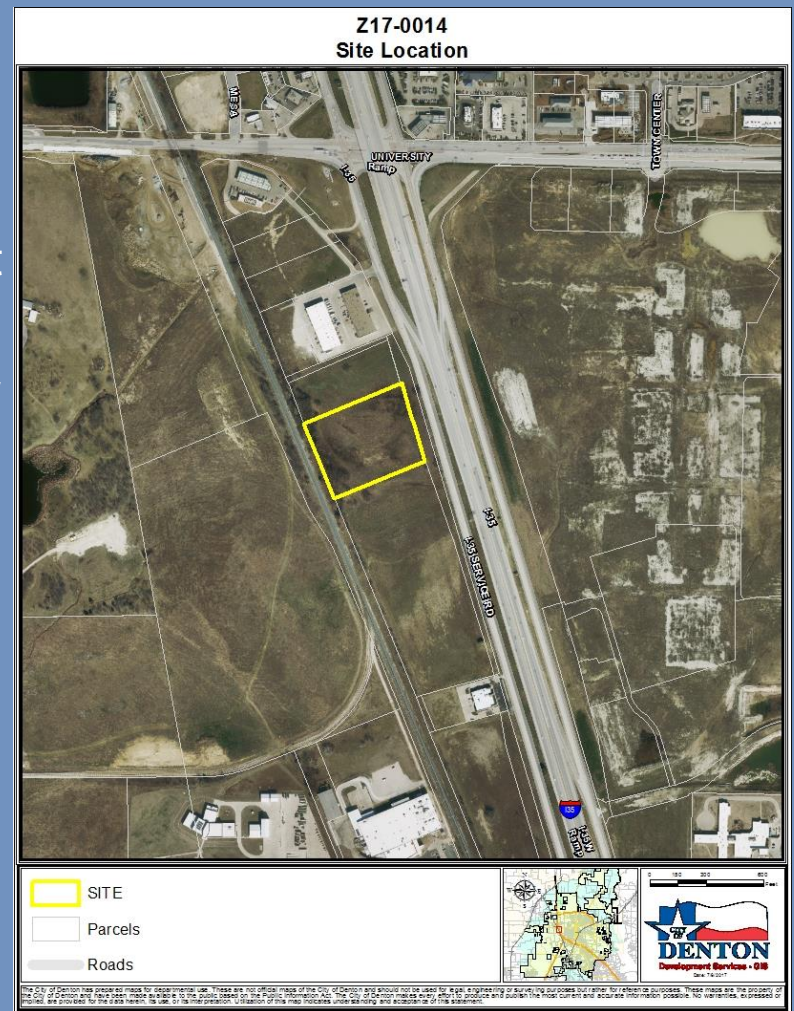
Planning Division

August 15, 2017



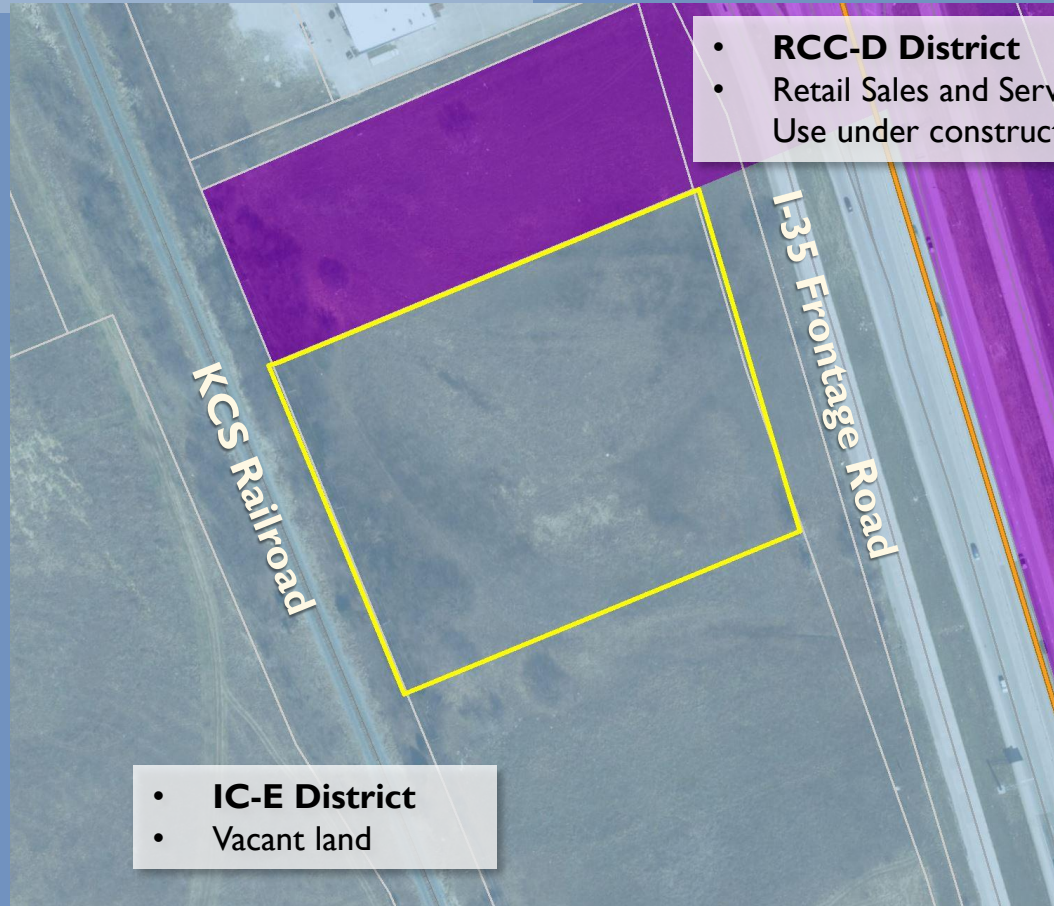
Z17-0014 Request & Site Data

- ▶ **Location:** West of I-35 Southbound Service Road, approximately 1000 feet south of West University Drive (U.S. Hwy 380).
- ▶ **Request:** Hold a public hearing and consider a request to rezone approximately 5.21 acres from an Industrial Center Employment (IC-E) District to a Regional Center Commercial Downtown (RCC-D) District.



Analysis: Compatibility

Area within approximately 200 feet of subject property



- **RCC-D District**
- Retail Sales and Service Use under construction

- **IC-E District**
- Vacant land

Analysis: Compatibility

Area within approximately 500 feet of subject property

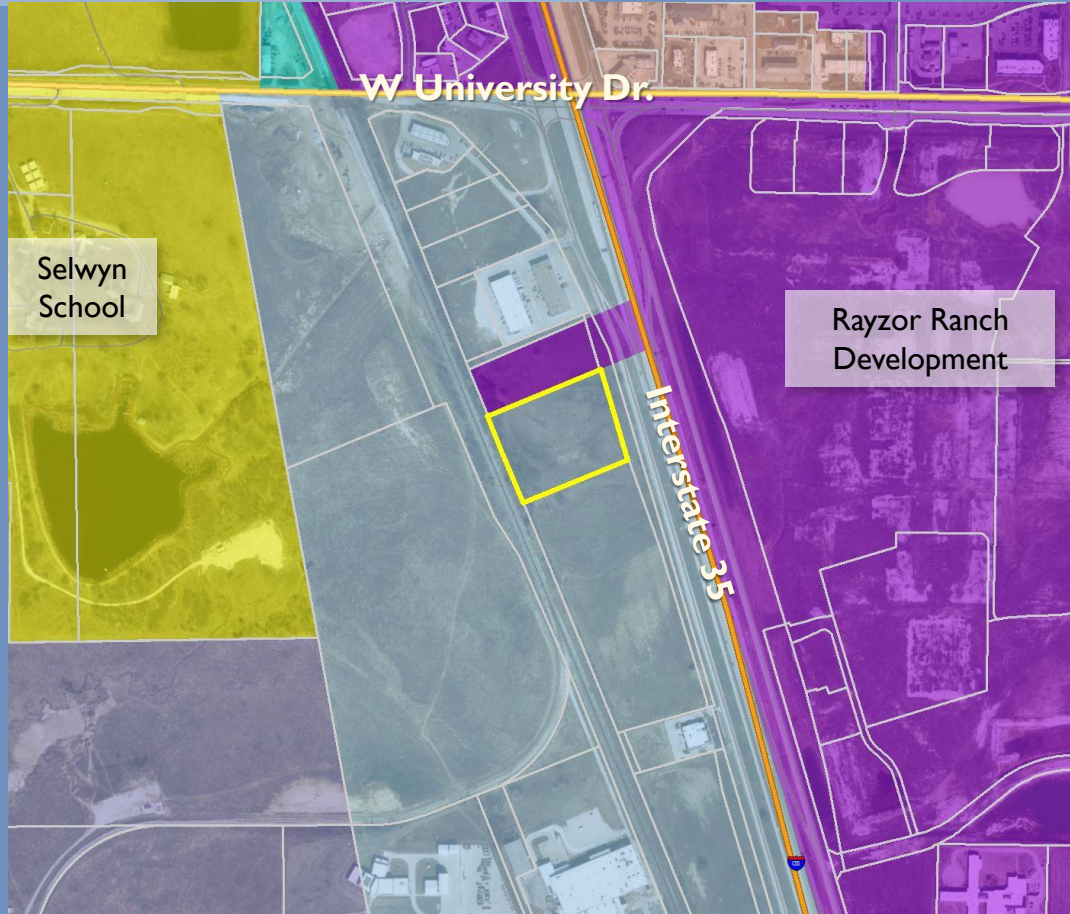
- **IC-E District**
- Commercial Use
- Accessory storage building

- **RCC-D District**
- Retail Sales and Service Use
- Rayzor Ranch Development

- **IC-E District**
- Vacant land

Analysis: Compatibility

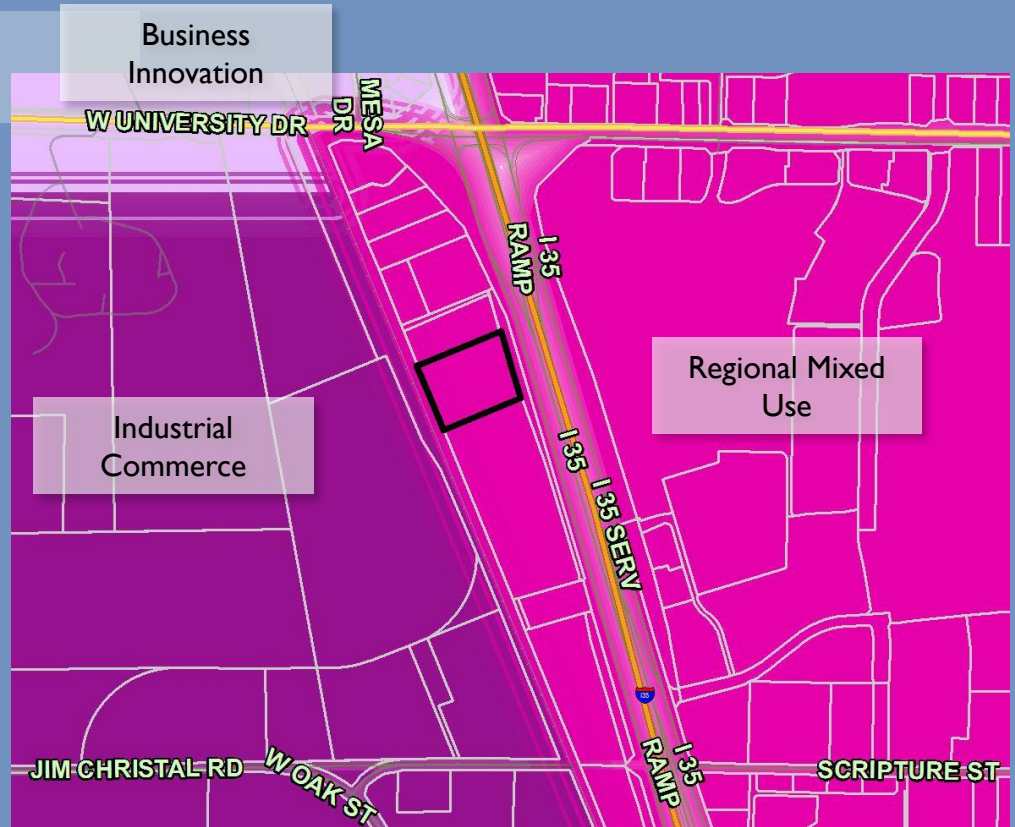
Area within approximately 1500 feet of subject property



- CM-G
- EC-I
- IC-E
- IC-G
- NR-2
- RCC-D

Analysis: FLUM

- ▶ **Regional Mixed Use:** Promotes mixed use development with an urban character and businesses with highly regional customer base. It applies to areas that serve as regional destinations within Denton.
- ▶ Promote moderate and high density residential, commercial, office, and entertainment uses at the highest level of scale and density within the city.
- ▶ Primarily utilized for highly trafficked regional commercial and retail areas along major corridors.



Mobility

- ▶ I-35 Frontage Road is a TXDOT road.
 - ▶ It is currently under improvement.
 - ▶ Roadway impact fees will be assessed at platting.

Legend

Interstate Highway



Primary Arterial Roadway



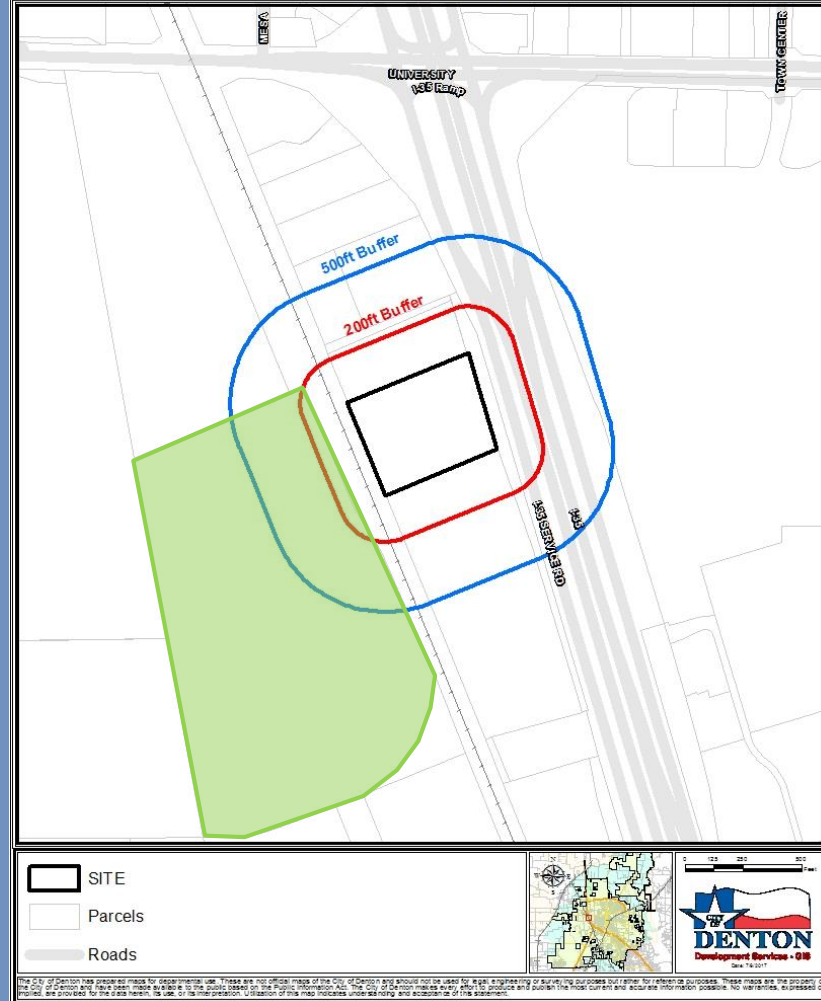
Collector Street



Public Notification

- ▶ Public Notification Date: **July 23, 2017**
- ▶ 200 ft. Public Notices sent via certified mail: **5**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **5**
- ▶ Responses to 200' Legal Notice:
In Opposition: **0**
In Favor: **1**
Neutral: **0**

Z17-0014
Notification Map



Recommendation

- ▶ Staff recommends **APPROVAL** based upon the land use analysis:
 - ▶ Compatible with the surrounding land uses and immediate zoning to the north
 - ▶ Consistent with the Denton Plan 2030

Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (5-0).