

Z17-0013 Justice Plaza

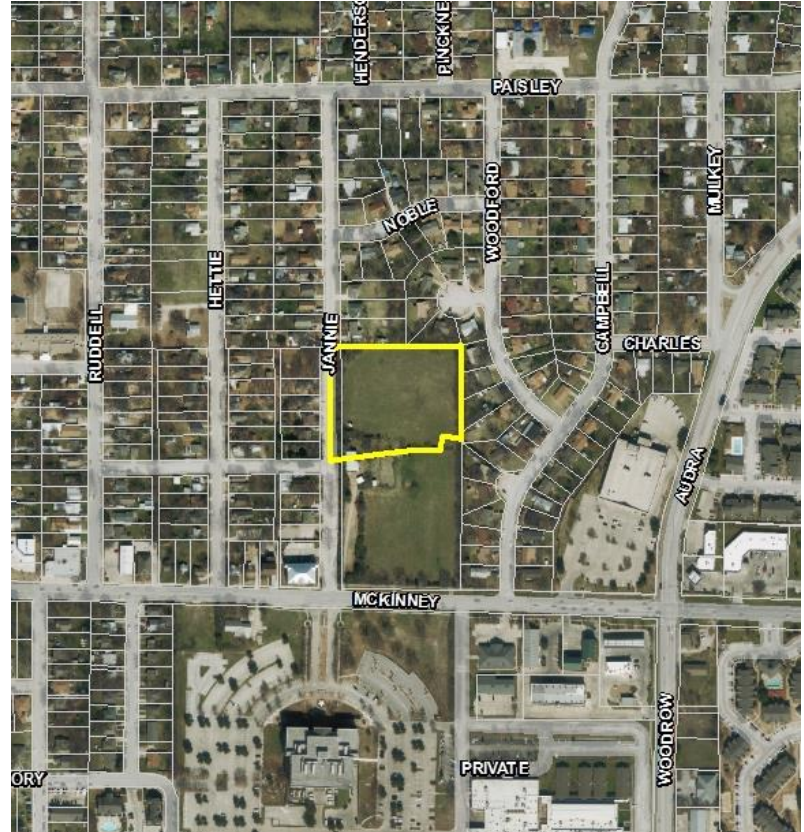
Planning Division

October 17, 2017



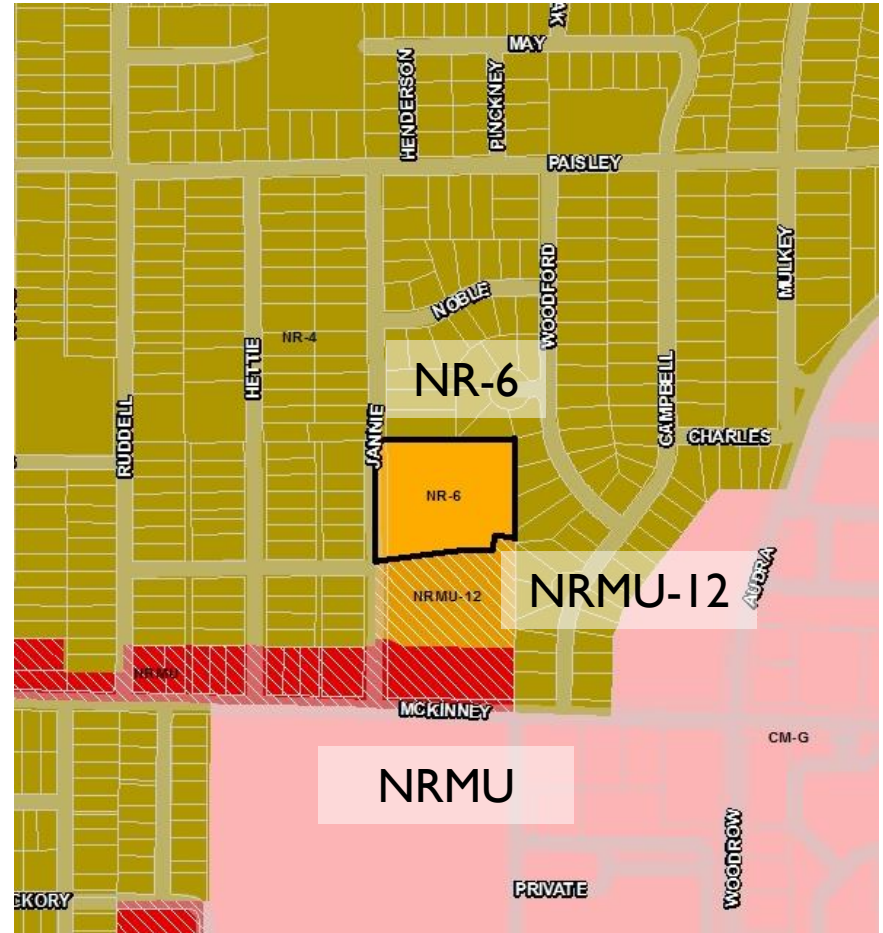
Request:

- ▶ Hold a public hearing and consider adoption of an ordinance regarding a request to rezone approximately 3.2 acres from an NR-6 District to an NRMU-12 District
- ▶ East side of Jannie Street, north of East McKinney Street

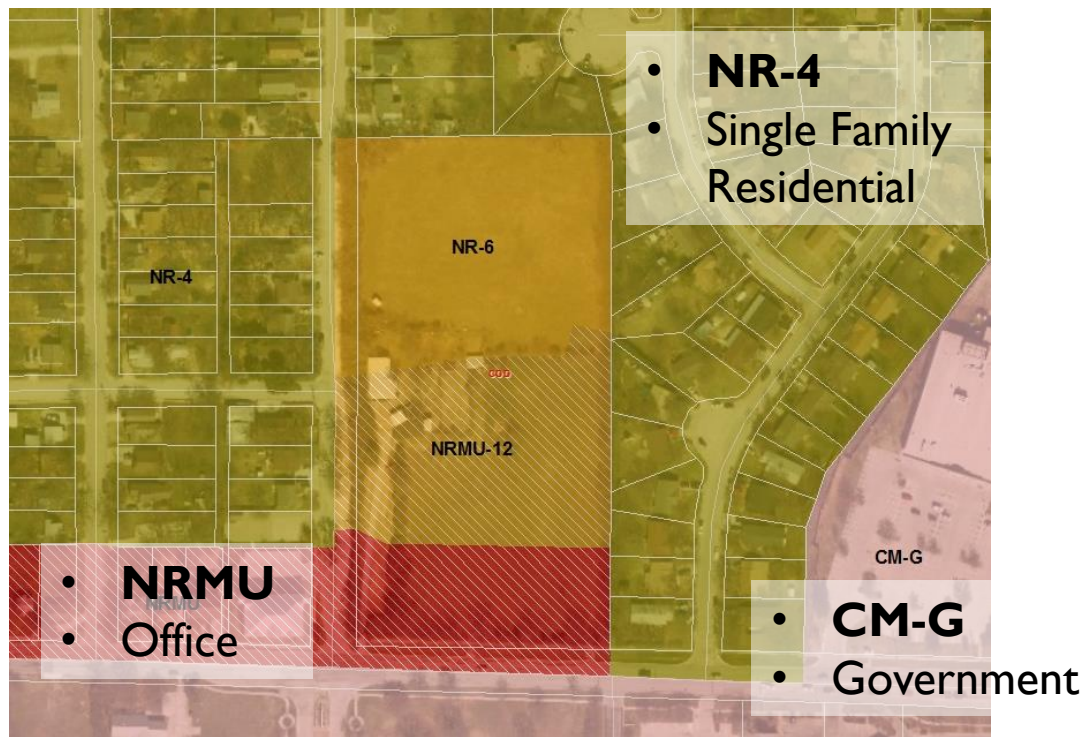


Site Data:

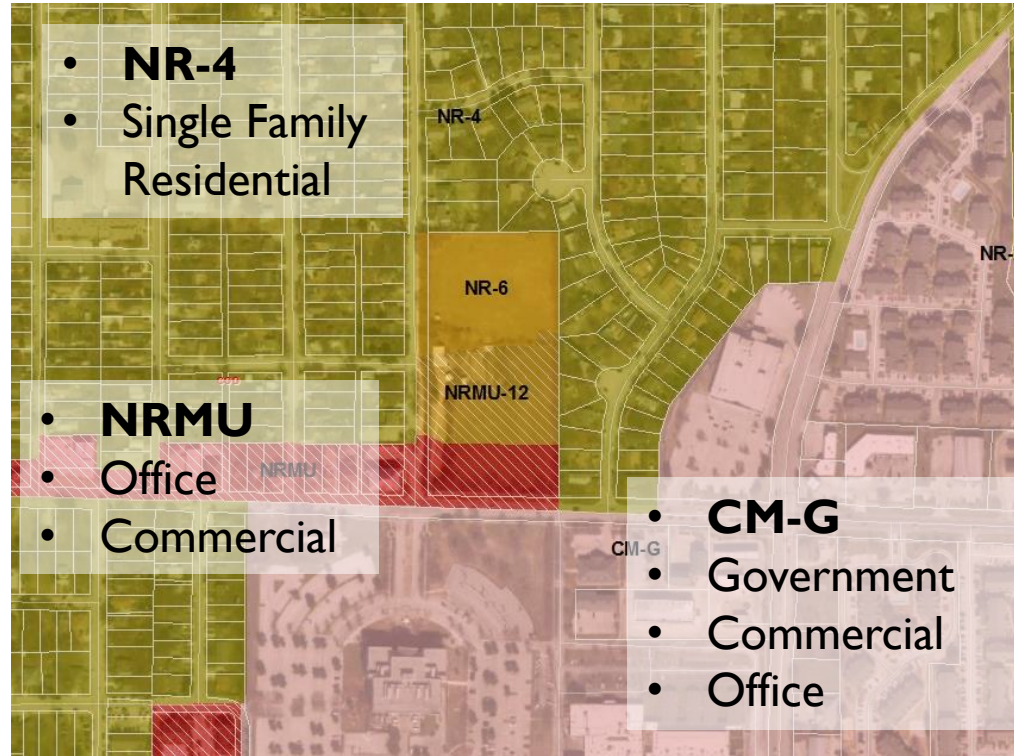
- ▶ Part of a 7 acre tract which was rezoned in 2014 from NR-4 District into a mix of zoning districts



Analysis: Compatibility



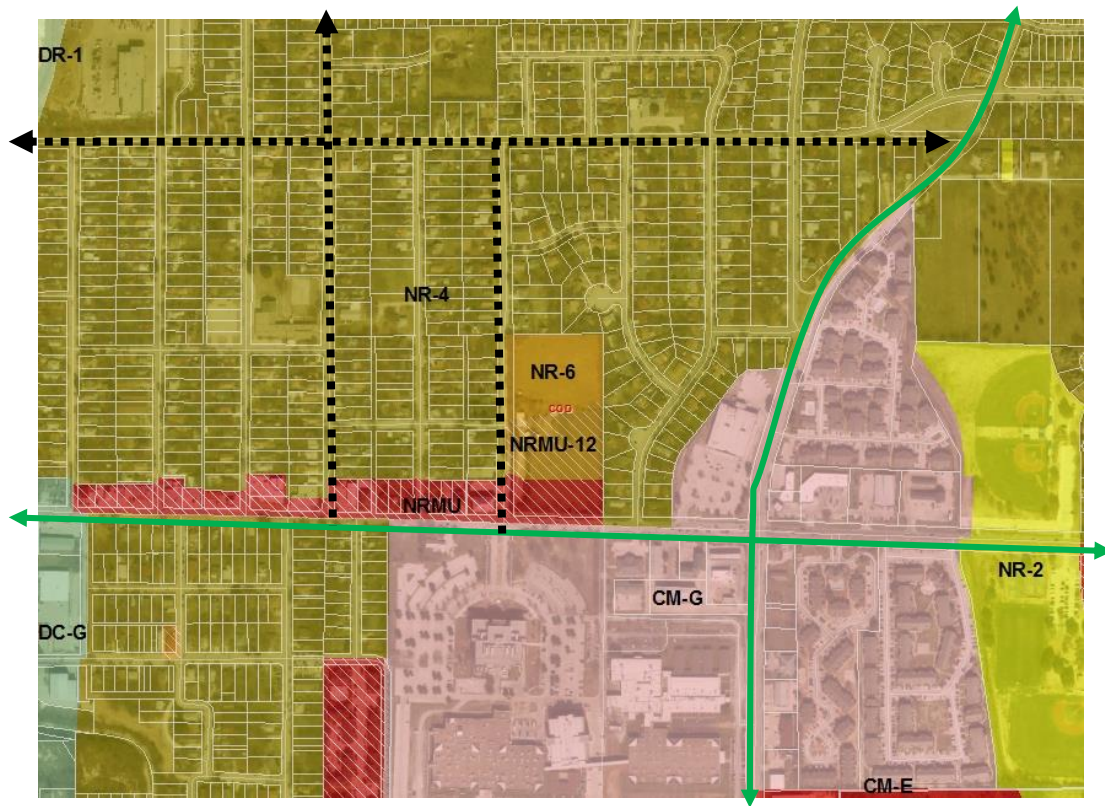
Analysis: Compatibility



Mobility:

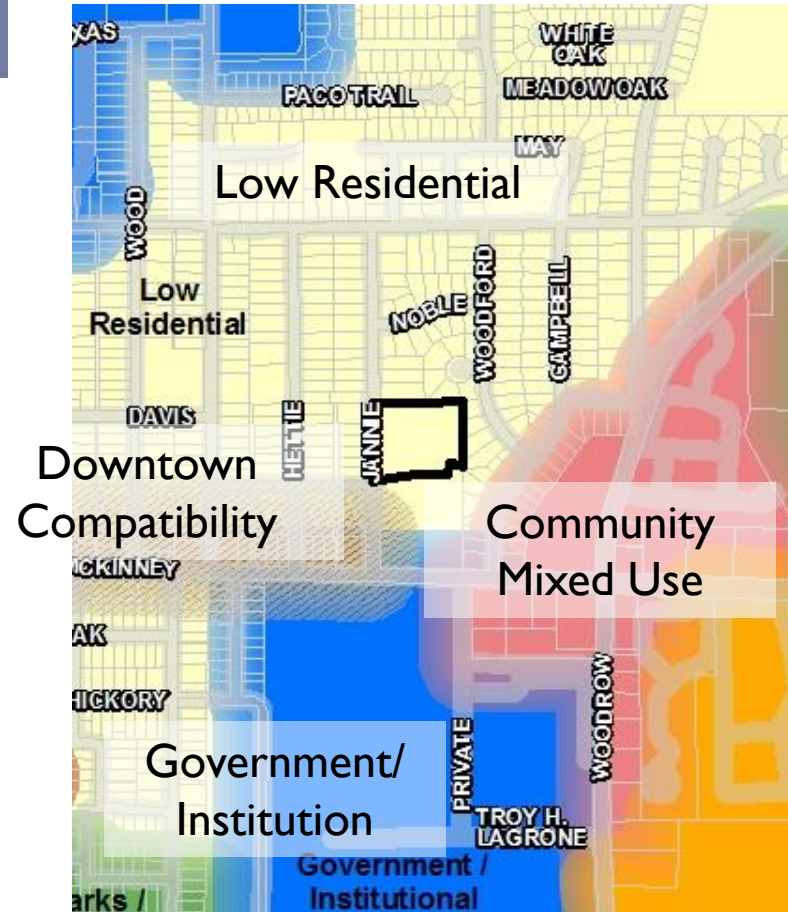
Legend

Secondary Arterial 
Collector 



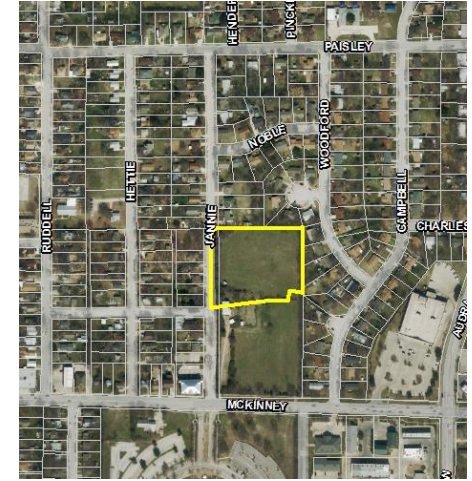
Denton Plan 2030:

- ▶ Low Residential.
- ▶ Intended to be predominantly single-family neighborhoods with lot sizes ranging from one per acre to four units per acre
- ▶ Suburban development – single-family neighborhoods, developed as distinct subdivisions with limited access to major arterials
- ▶ NRMU-12 does not conform to Low Density Residential, permits
 - ▶ Commercial uses
 - ▶ Moderate density residential development (12 du/acre)



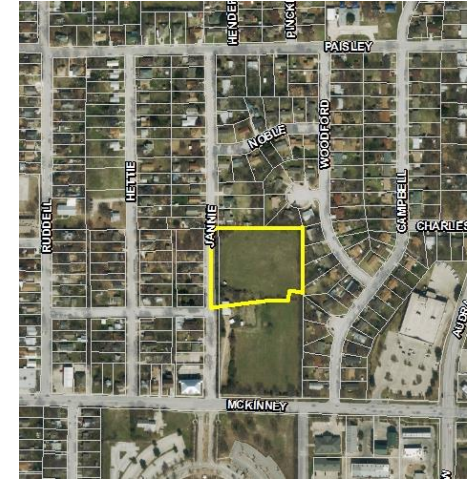
Analysis: Compatibility

- ▶ The site is situated in the center of an existing, established neighborhood with a consistent low-density single-family residential land use pattern and character. The neighborhood derives protection from the existing zoning of the subject property
- ▶ Extension of NRMU-12 into the neighborhood would introduce commercial and moderate-density residential development inconsistent with the surrounding uses and zoning



Analysis: Compatibility

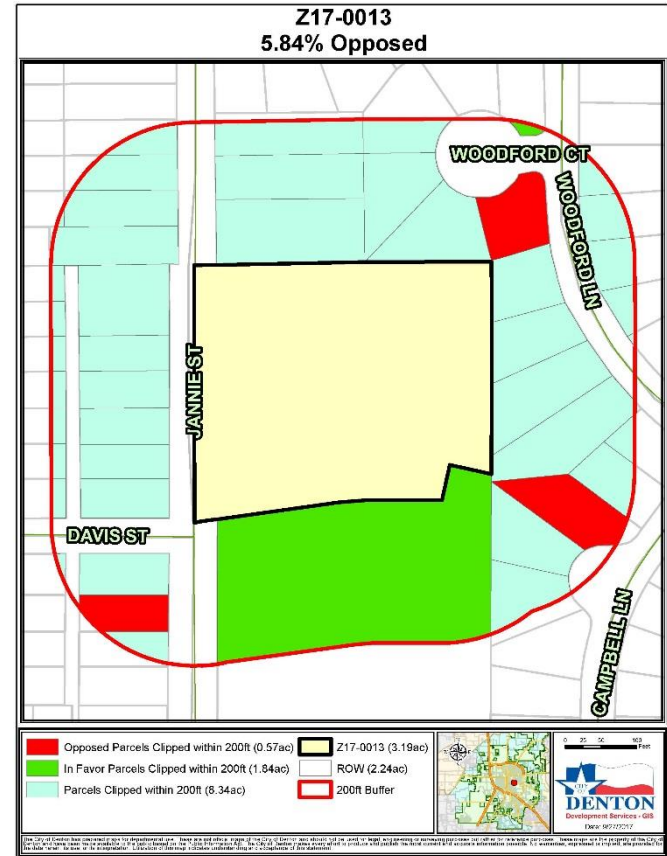
- ▶ NR-6 District serves as a transition between the lower densities to the north and the commercial development along East McKinney Street. NRMU-12 would remove this transitional area
- ▶ The current zoning pattern could encourage a thoughtfully designed mixed-use development
- ▶ Applicant has proposed a Mixed Use Residential Overlay to address compatibility through design considerations; however, potential incompatibilities associated with office and retail uses remain.



Notification:

► Public Notification Date:

- 200 ft. Public Notices sent via certified mail: 51
- 500 ft. Courtesy Notices sent via regular mail: 138
- Responses to 200' Legal Notice:
 - In Opposition: 3 within the 200-foot buffer; 8 total (5.8%)
 - In Favor: 2
 - Neutral: 0



Recommendation:

- ▶ The P&Z recommends APPROVAL of the request with Mixed Use Residential Overlay restrictions:
 - ▶ Restrict buildings to a maximum one-story building.
 - ▶ Restrict maximum building height to 35 feet.
 - ▶ Mechanical units located within 100 feet of the adjacent properties will be limited to 5-ton units, placed on the sides of the buildings such that there will not be more than 2 units on both sides of the building, limiting the total units to 4 units per building. Units will be screened from the adjacent properties for both noise and aesthetics.
 - ▶ Construct a screening wall around the property.

Recommendation:

- ▶ Strike the below uses from the district:
 - ▶ Dwelling above businesses
 - ▶ Group homes
 - ▶ Multi-Family Dwellings
 - ▶ Fraternity or Sorority Homes
 - ▶ Dormitories
 - ▶ Bed and Breakfasts
 - ▶ Laundry Facilities
 - ▶ Semi-Public Halls, Clubs, or Lodges
 - ▶ Kindergarten or Elementary Schools
 - ▶ Middle Schools
 - ▶ Elderly Housing

Recommendation:

- ▶ Staff recommends DENIAL of the request as it is incompatible with the surrounding land uses and inconsistent with the goals and objectives of the Denton Plan 2030.
- ▶ However, if approved, staff recommends an additional condition to restrict nighttime hours for commercial uses.