

# **Z17-0020 Lineman College**

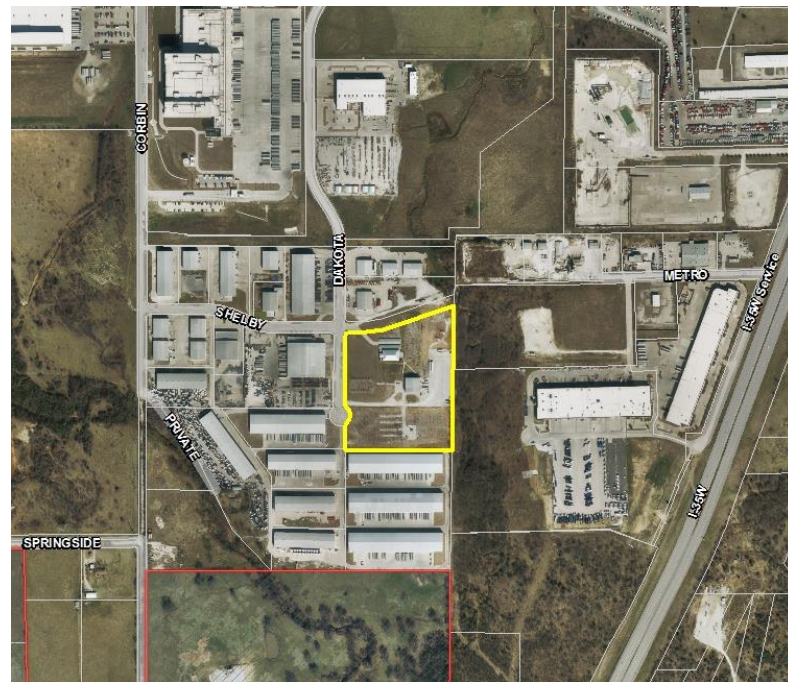
**Planning Division**

**October 17, 2017**



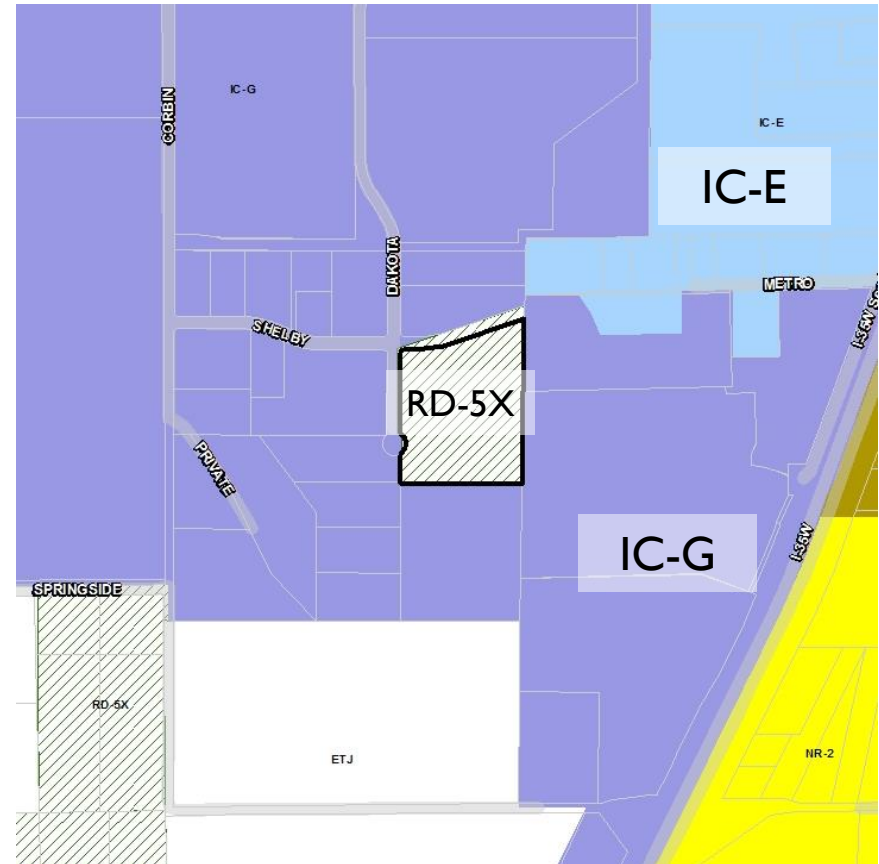
# Request:

- ▶ Hold a public hearing and consider adoption of an ordinance regarding an initial zoning classification of an Industrial Center General (IC-G) District
- ▶ Approximately 14 acres located at the southeast corner of Shelby Lane and Dakota Lane

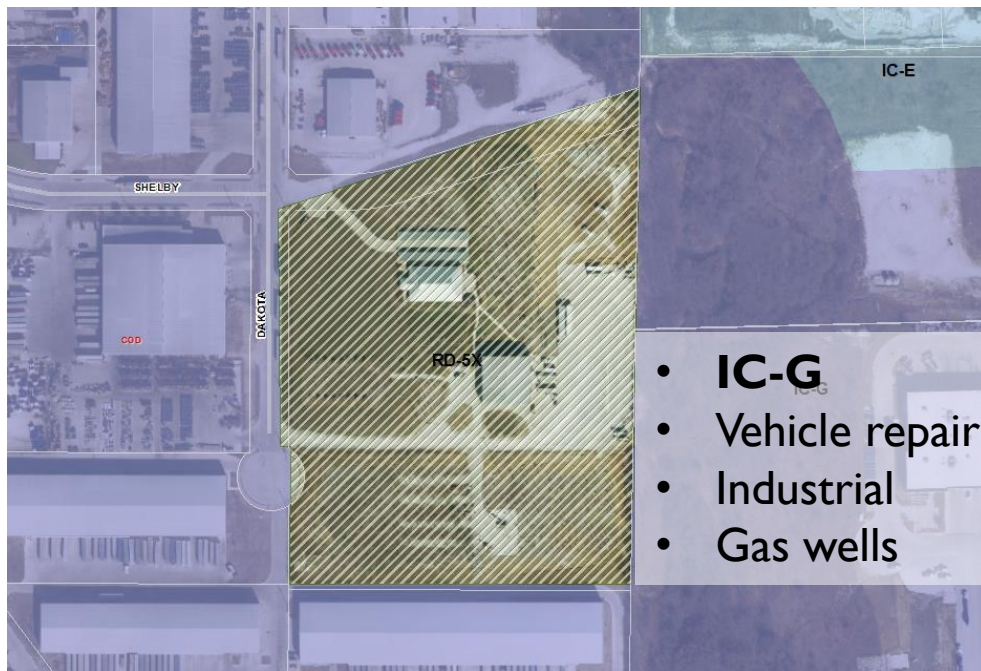


# Site Data:

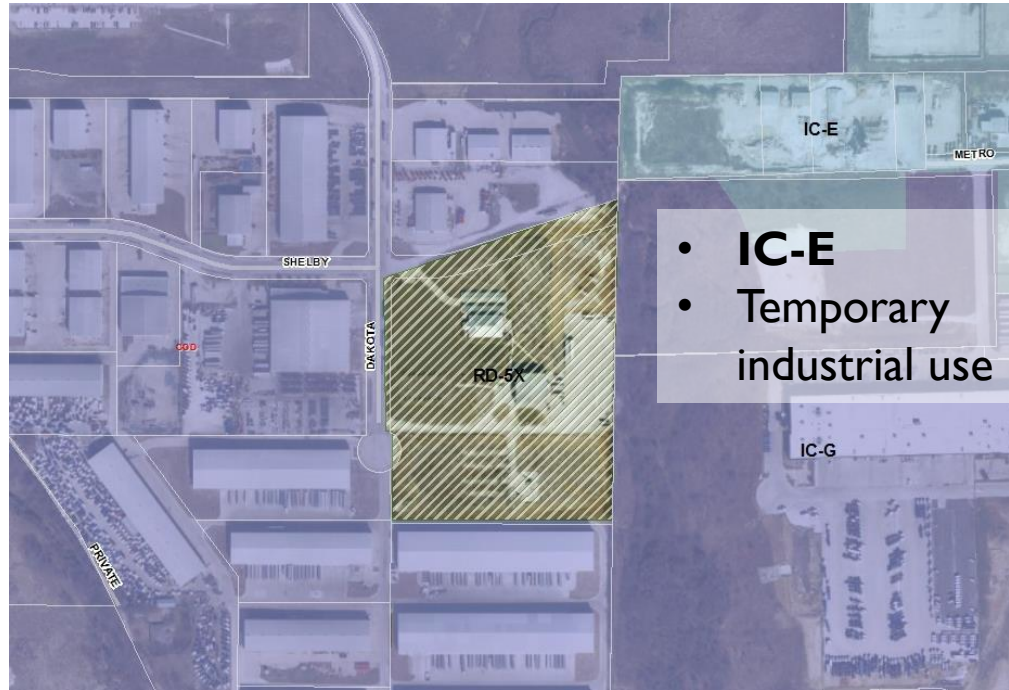
- ▶ Trade school was established on the site in early 2010
- ▶ In 2010, the subject property was annexed as part of a City-wide annexation program
- ▶ The purpose of the applicant's request is to facilitate the expansion of the exiting use and to correspond with the surrounding zoning.



# Analysis: Compatibility



# Analysis: Compatibility





# Mobility:

## Legend

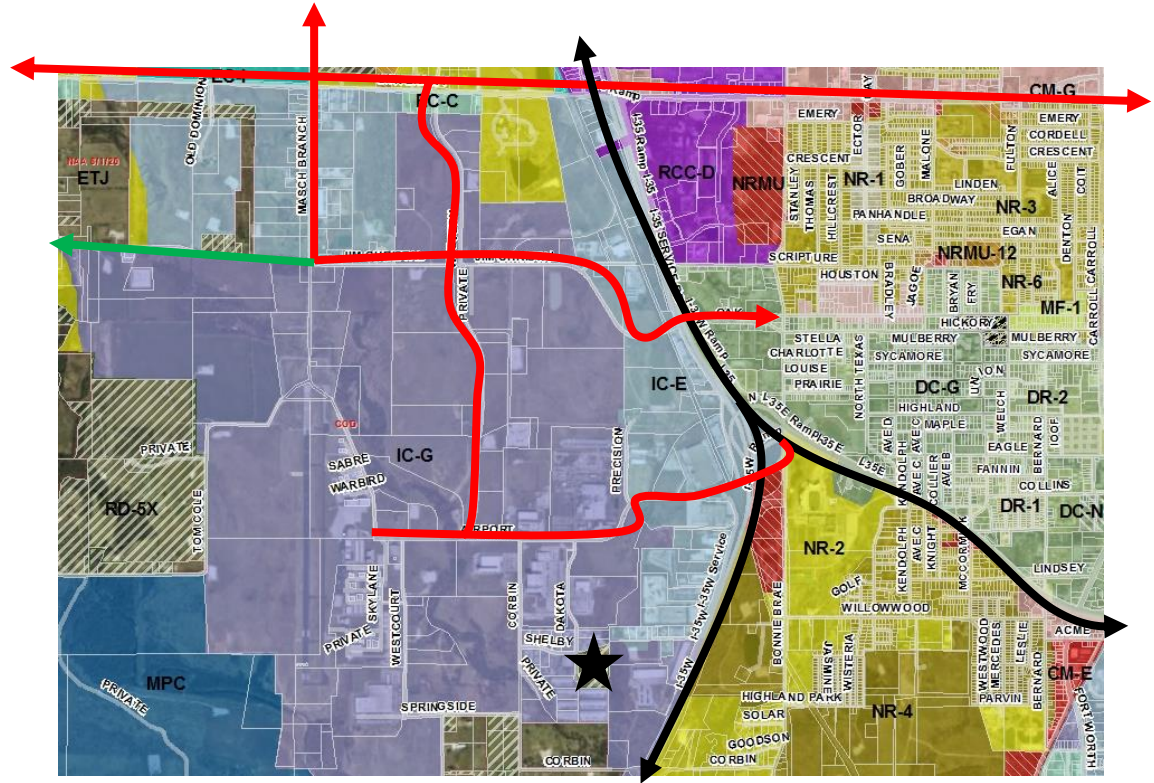
Highway



Primary Arterial

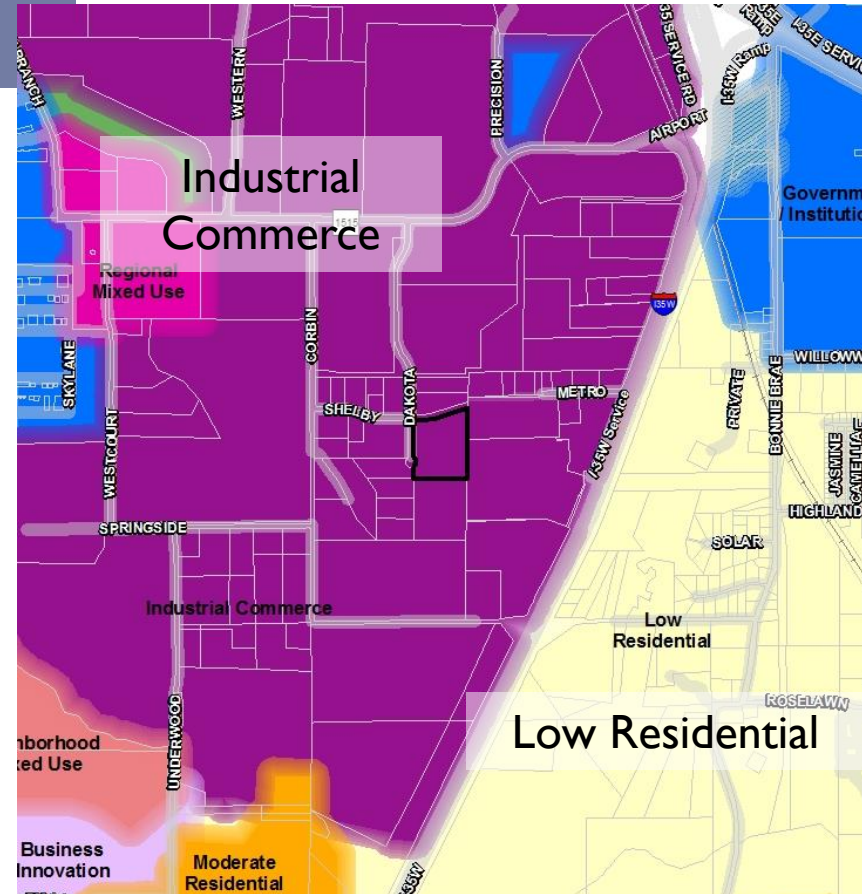


Secondary Arterial



# Denton Plan 2030:

- ▶ Industrial Commerce
- ▶ Intended for areas where the predominant land uses are industrial, including manufacturing, assembly, fabrication, wholesaling, and distribution
- ▶ Complementary supporting uses such as shopping and child care are also desired with appropriate transitions and buffers are used to ensure compatibility
- ▶ IC-G is consistent with Industrial Commerce



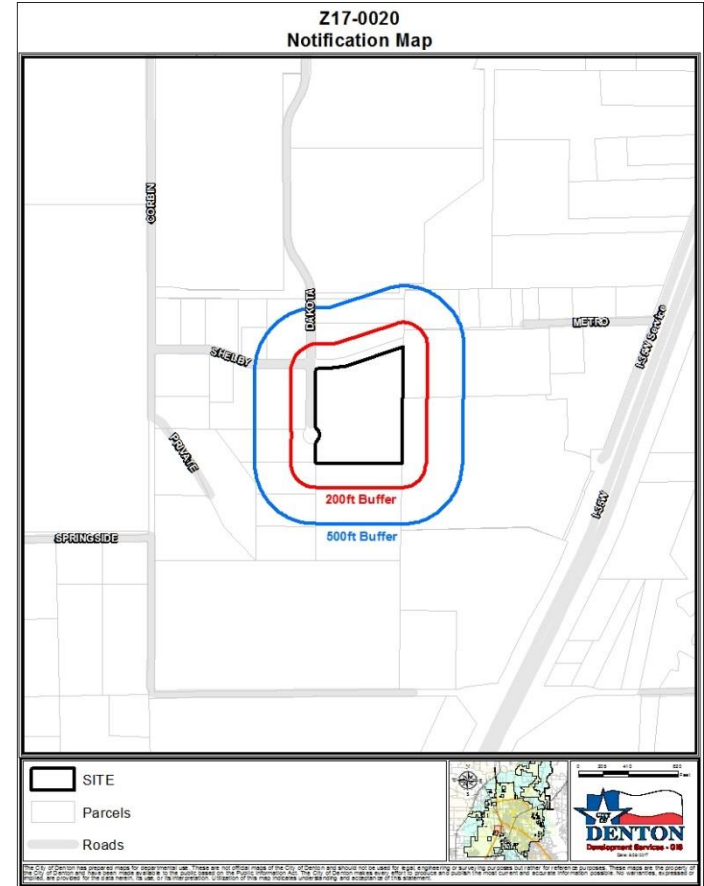
# Analysis: Compatibility

- ▶ The proposed IC-G District is a logical extension of the adjacent parcels' zoning and the zoning pattern
- ▶ Zoning the subject property to IC-G District would ensure development on the site is compatible with nearby properties, both in use and development scale.



# Notification:

- ▶ **Public Notification Date:**
  - ▶ 200 ft. Public Notices sent via certified mail: 6
  - ▶ 500 ft. Courtesy Notices sent via regular mail: 18
  - ▶ Responses to 200' Legal Notice:
    - ▶ In Opposition:
    - ▶ In Favor:
    - ▶ Neutral:



## Recommendation:

- ▶ The Planning and Zoning Commission recommended APPROVAL of the request.
- ▶ Staff recommends APPROVAL of the request as it is compatible with the surrounding land uses and consistent with the goals and objectives of the Denton Plan 2030.