

PDA7-0006 CarMax

Planning Division

December 5, 2017



Request:

- ▶ Hold a public hearing and consider approval of a **Detail Plan for Planned Development 12 (PD-12) District** to depict a new or used car sales lot on approximately 7.11 acres out of a 34.40-acre tract
- ▶ Generally located west side of I-35E, approximately 3,200 feet southeast of State School Road



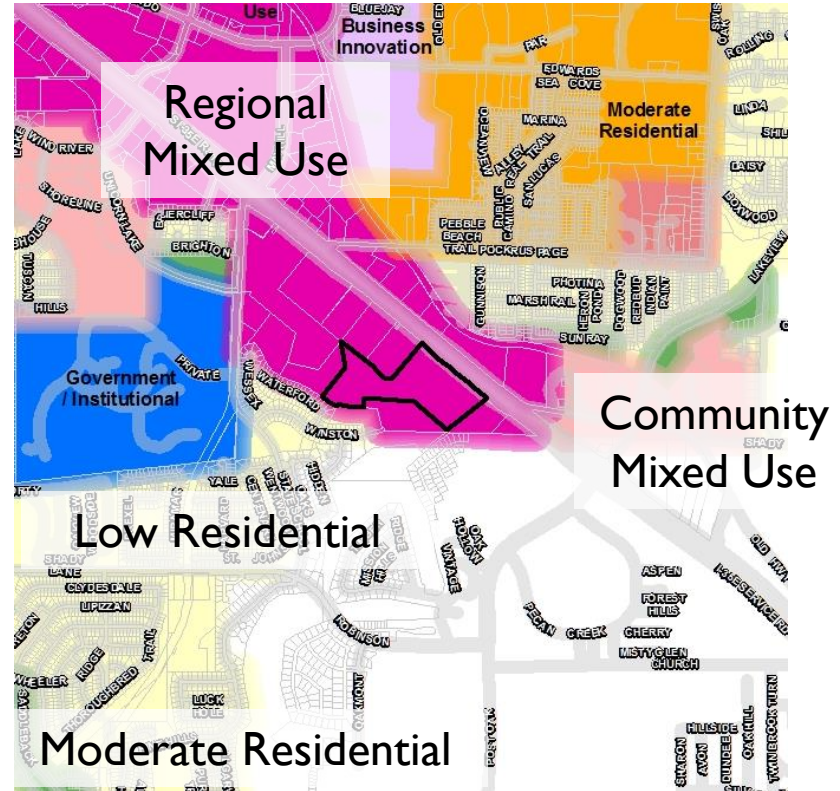
Approval Criteria (Section 35-154 of the '91 DDC)

- ▶ Compliance with the approved general concept plan or development plan
- ▶ A compatible arrangement of buildings that would not adversely affect adjoining properties outside the PD
- ▶ Adequate circulation of traffic
- ▶ In substantial compliance with City regulations.

Analysis: Denton Plan 2030

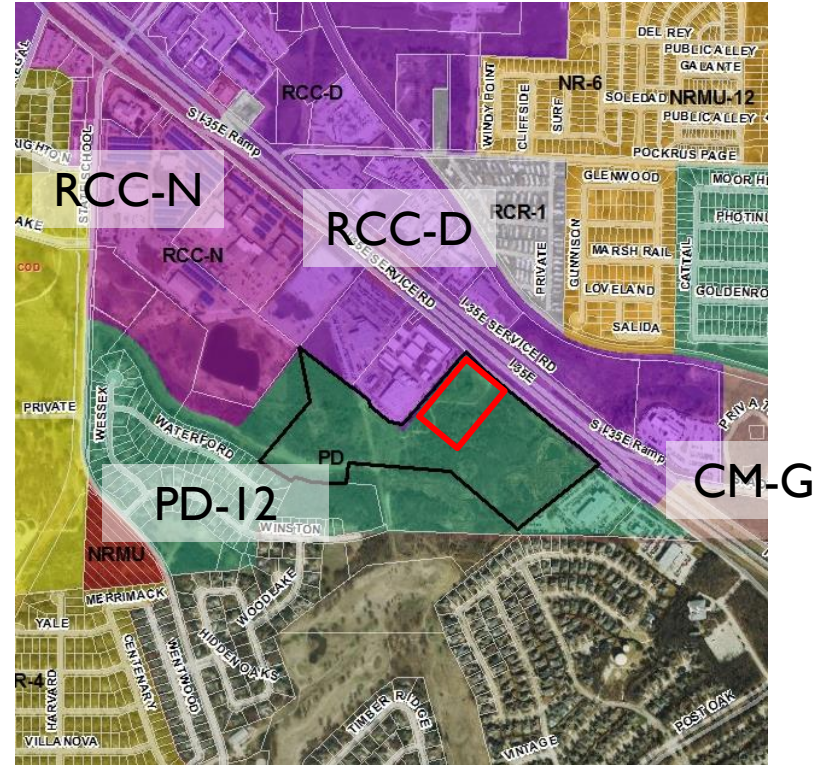
► Regional Mixed Use

- ▶ **Intent:** Areas that serve as regional destinations, primarily along I-35
- ▶ **Finding:** The proposed Detailed Plan conforms to the Future Land Use

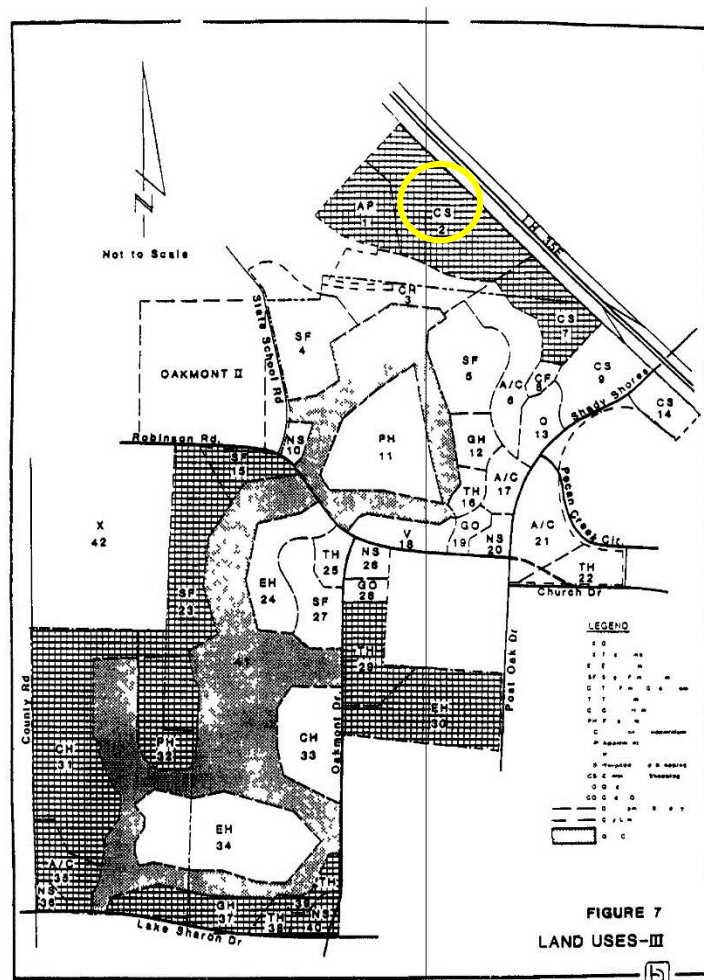
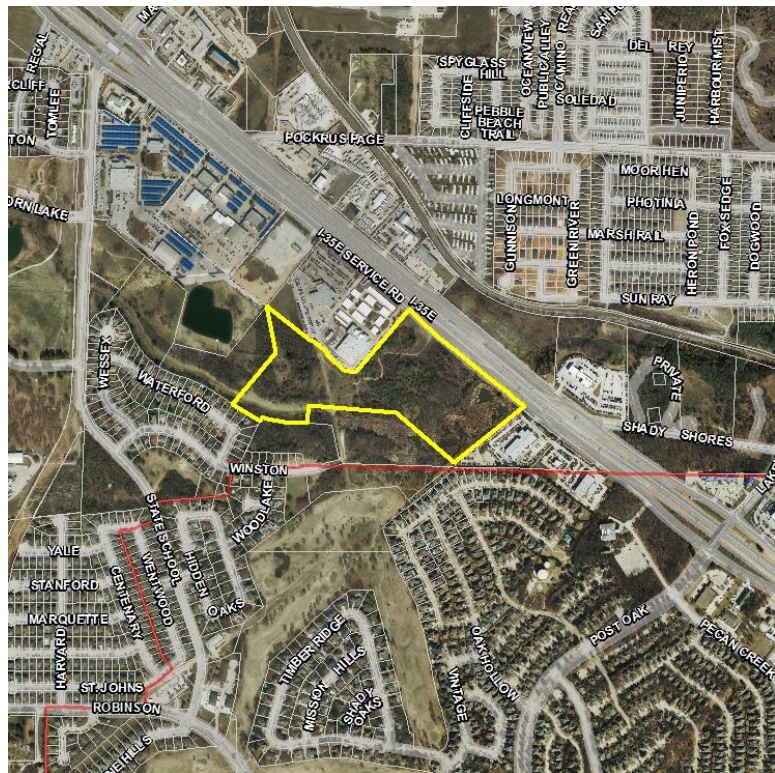


Analysis: Concept Plan

- ▶ Proposed use [New or Used Car Sales Lot (in open)] is permitted
- ▶ Current zoning: PD-12 District
 - ▶ PD's require Concept Plan and Detailed Plan approval
 - ▶ Concept plan was approved on May 5, 1987



Analysis: Concept Plan

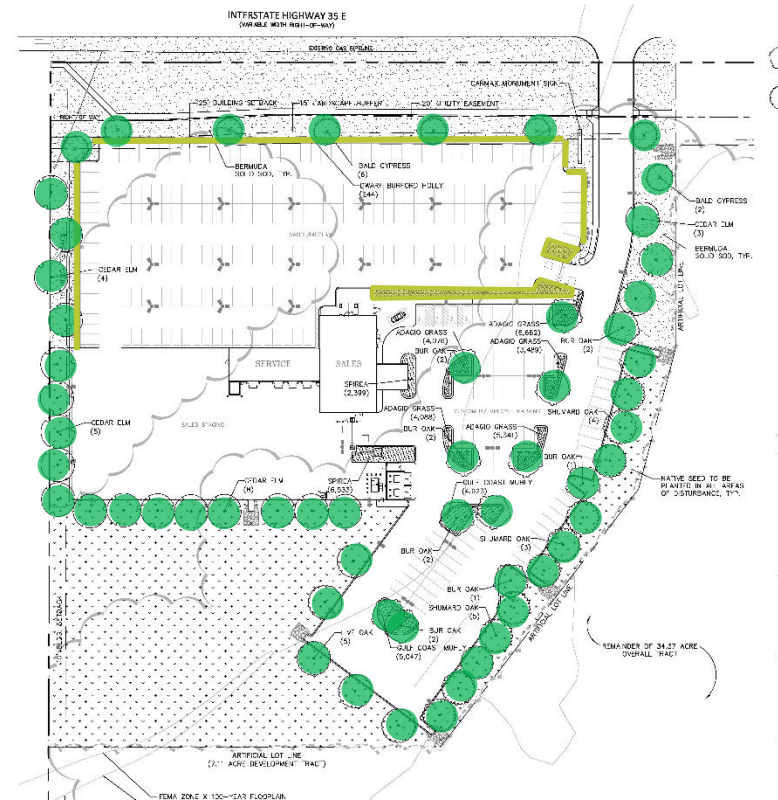


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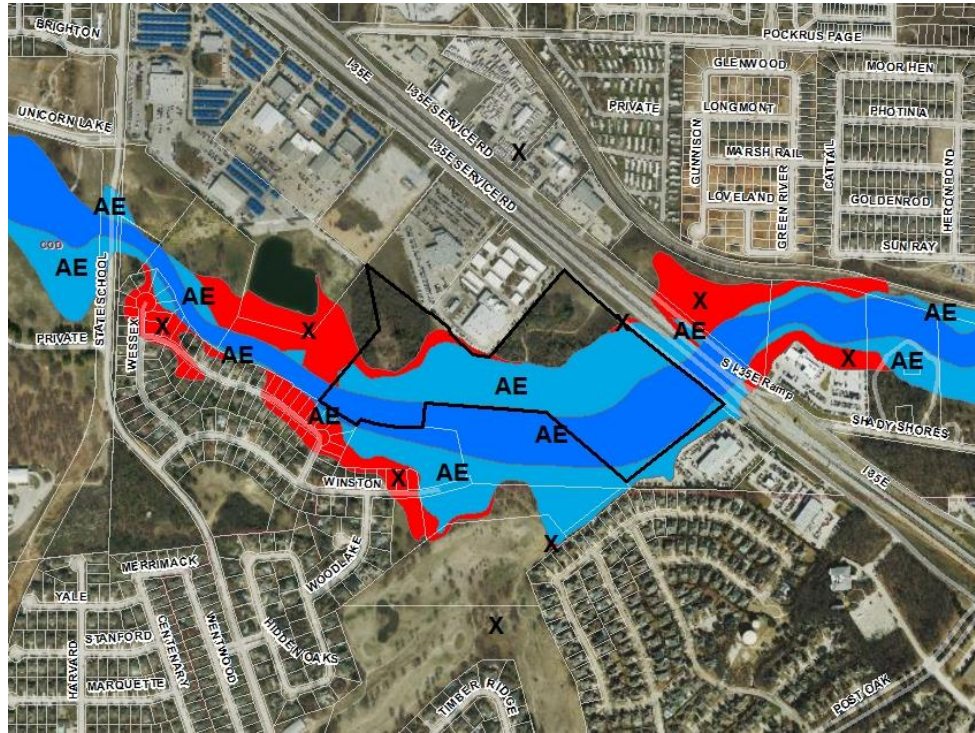
- ▶ Approximately 7,480 square foot building constructed with masonry materials.
- ▶ Driveway connection to the I-35E Frontage Road.
- ▶ The sales staging area screened with a 6-foot masonry wall.
- ▶ Requirements relating to light and glare
- ▶ Public address speakers will be oriented toward interior of site.

Analysis: Landscape

- ▶ Six street trees and a shrub hedgerow will be planted along I-35E.
- ▶ 71,250 square feet (23% of 7.11 acre lot) of tree canopy at maturity will be planted.
- ▶ Approximately 22 trees will be planted along the rear of the site.

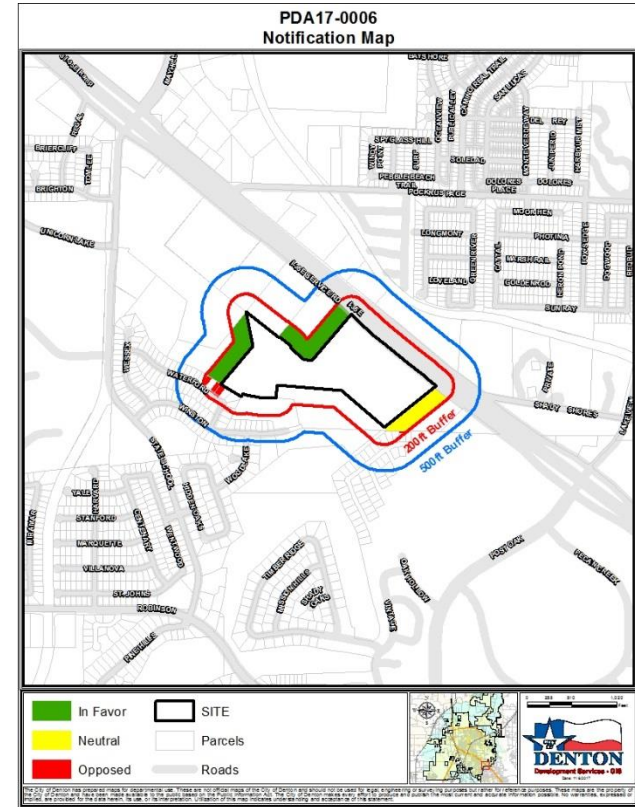


Analysis: Site Data



Public Notification:

- ▶ 200 ft. Notices: **23**
- ▶ Responses to 200' Legal Notice:
 - In Opposition: 3
 - In Favor: 2
 - Neutral: 1
- ▶ 500 ft. Courtesy Notices: **64**



Recommendation:

- ▶ The Planning and Zoning Commission recommended **approval** of the request (7-0).
- ▶ Staff recommended **approval** of the request as it is:
 - ▶ Consistent with the goals and objectives of the Denton Plan 2030
 - ▶ The proposed site plan, landscape plan, and elevations provide for compliance with the concept plan, compatibility with adjacent property, adequate circulation, and substantial compliance with regulations.