

Z17-0022 Eastside at Oakmont

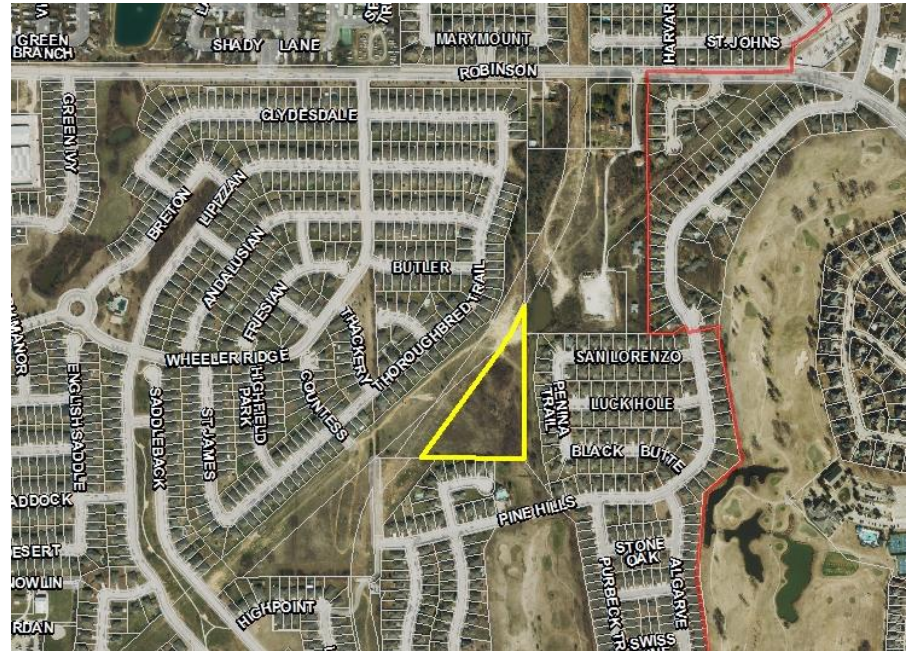
Planning Division

December 5, 2017



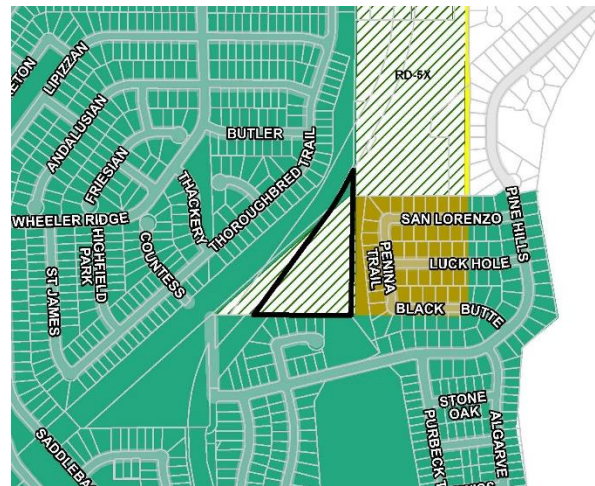
Request:

- ▶ Hold a public hearing and consider a request for an initial zoning of **Neighborhood Residential Mixed Use (NRMU) District** on approximately 6 acres
- ▶ Generally located on the east side of the future FM 2499 alignment, approximately 1,400 feet south of Robinson Road



Request:

- ▶ Current zoning: RD-5X



- ▶ Proposed zoning: NRMU



Criteria for Approval (Sec.35.3.4)

- ▶ The proposed rezoning conforms to the Future Land Use element of the Denton Plan 2030.
- ▶ The proposed rezoning facilitates the adequate provision of transportation, water, sewer, schools, parks, other public requirements, and public convenience.

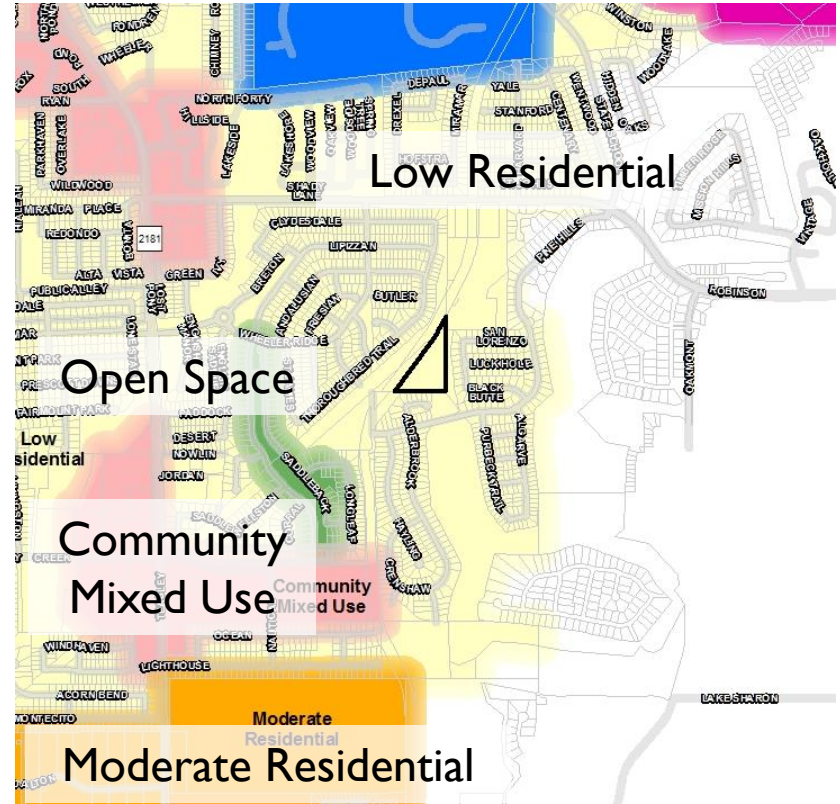
Criteria for Approval Sec. 35.3.3.B.3

- ▶ The following criteria apply when a request does not meet the FLU:
 - ▶ The existing land use pattern surrounding the property and the possible impact on existing or future development or uses that are in accordance with existing regulations.
 - ▶ The possible creation of an isolated district unrelated to adjacent and nearby districts.
 - ▶ The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public convenience, and other public requirements.
 - ▶ The cost to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
 - ▶ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.
 - ▶ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map
 - ▶ The action shall be made with reasonable consideration of the character of the district and its peculiar suitability for particular uses, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Analysis: Denton Plan 2030

► **Low Residential:**

- ▶ **Intent:** Low density single-family neighborhoods (1 to 4 dwelling units per acre)
- ▶ **Finding:** The proposed zoning does not technically conform to Low Residential.



Public Facilities

- ▶ Water/Sewer
 - ▶ Extensions may be required
 - ▶ Impact fees assessed at building permit
- ▶ FM 2499
 - ▶ Mobility Plan: 6-lane divided



Mobility:

- ▶ FM 2499 (Primary Arterial)
 - ▶ Mobility Plan: 6-lane divided roadway
 - ▶ Currently under construction by TxDOT
 - ▶ Final design includes a noise attenuation wall on the southwest property line.

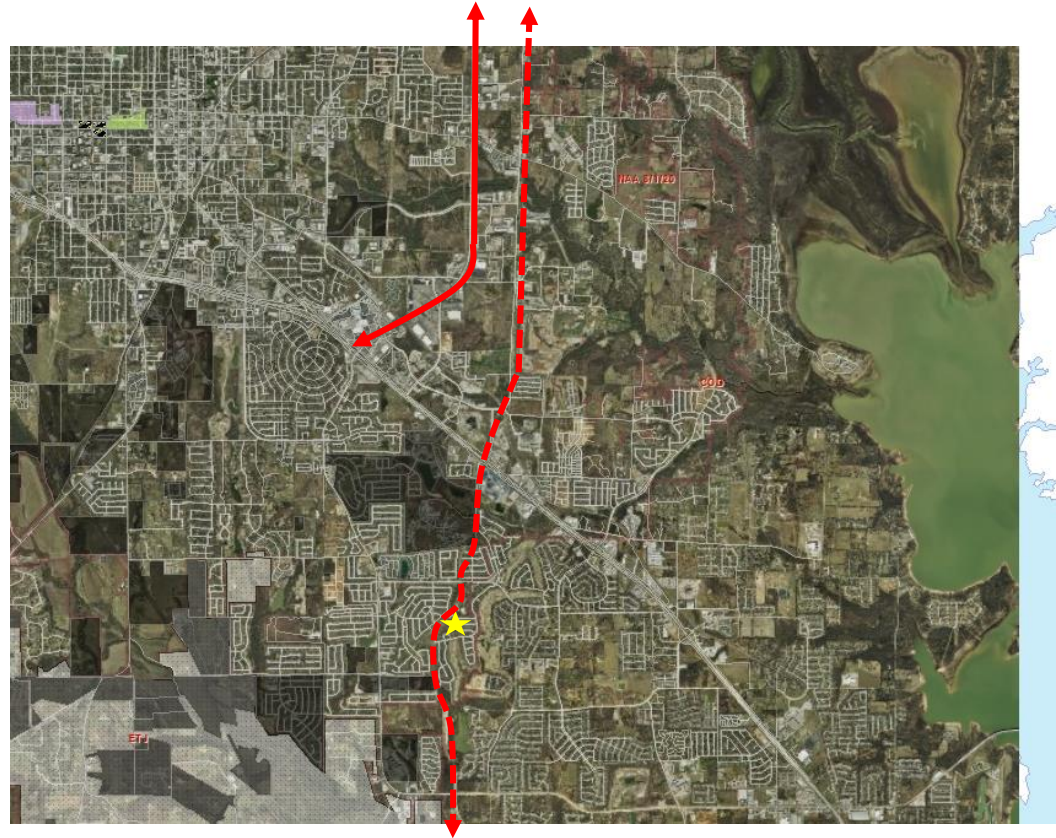


Access:

- ▶ 975 linear feet of frontage on the extension of FM 2499, a significant regional corridor

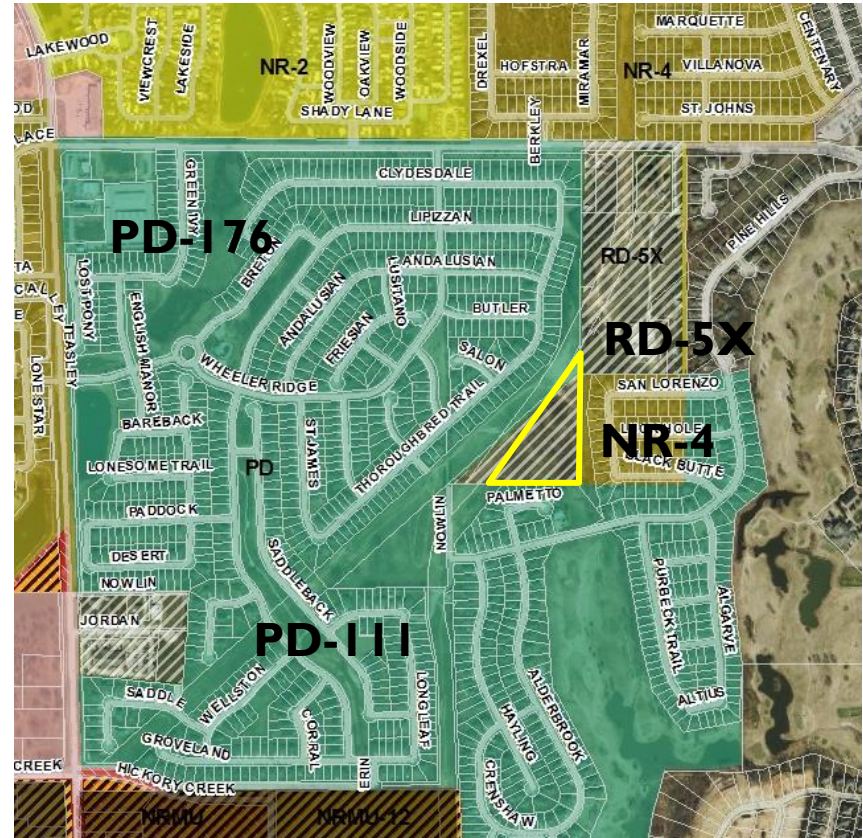
Legend

Future Arterial 
Arterial Roadway 



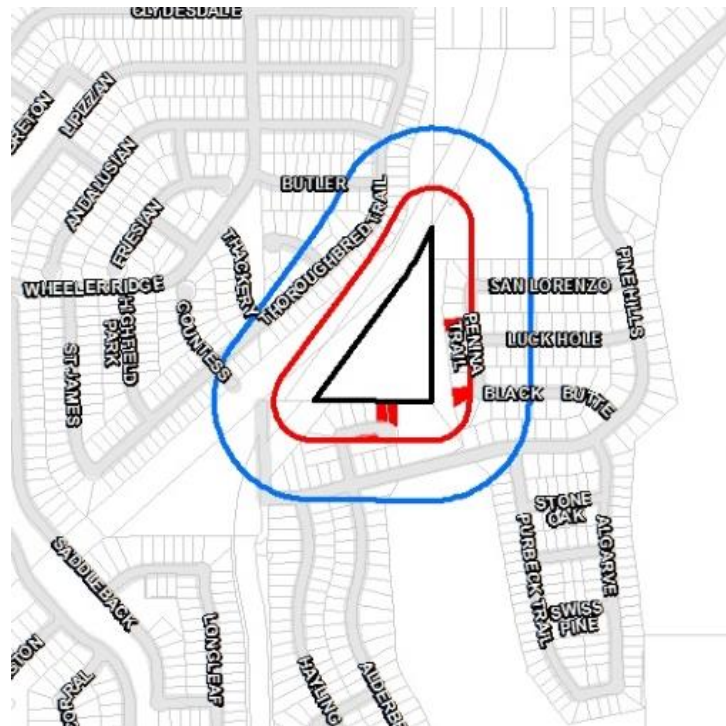
Analysis: Compatibility

- Due to site size & location, unlikely to develop low-density residential uses
- Commercial uses appropriate along primary arterials--FM 2499 will provide adequate visibility and access, but must consider nearby residential
- NRMU is typically found near neighborhoods—provides day-to-day shopping
- NRMU limits development scale and more intense commercial uses
- Development must comply with all ESA, tree preservation, buffer, screening, tree canopy, lighting requirements



Public Notification:

- ▶ 200 ft. Notices: **35**
- ▶ Responses to 200' Legal Notice:
 - In Opposition: 5 (5%)
 - In Favor: 0
 - Neutral: 0
- ▶ 500 ft. Courtesy Notices: **116**



Recommendation:

- ▶ Staff recommended **APPROVAL** of the request:
 - ▶ Although the request is technically inconsistent with the Future Land Use designation, it is consistent with the overall goals of the Denton Plan 2030.
 - ▶ Commercial development is appropriate in this location, given the frontage and access provided by the future FM 2499.
 - ▶ NRMU District permits commercial uses with limitations on development scale, minimizing potential conflicts with the nearby residential neighborhoods.

Recommendation:

- ▶ The Planning and Zoning Commission recommended **approval** of the request with the following **Mixed Use Residential Protection Overlay** restrictions
 - ▶ • Hotels and Bars are not permitted.