

Z17-0024 Yale Development

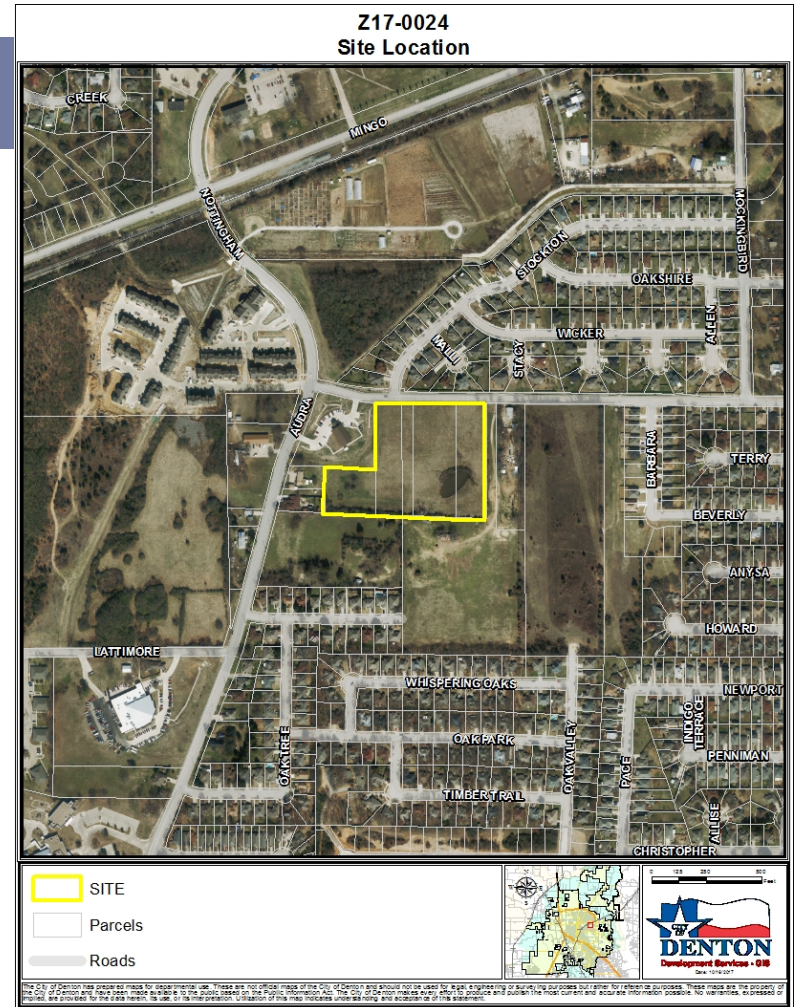
Planning Division

Dec. 5, 2017



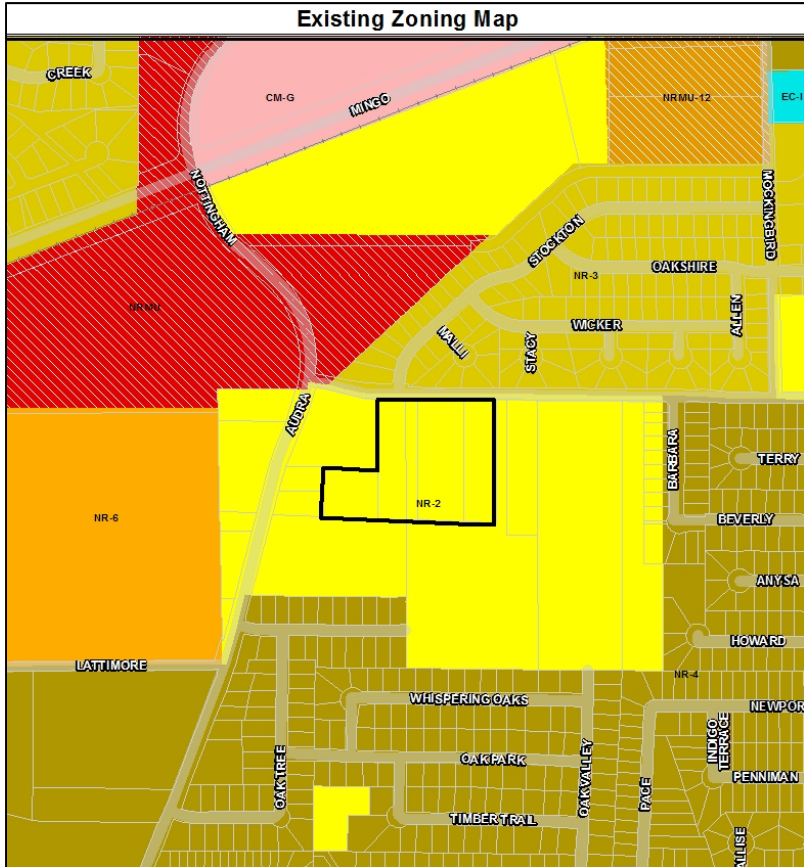
Request & Site Data

- ▶ **Request:** Hold a public hearing and consider a request by Denton Affordable Housing Corporation to rezone approximately 7.14 acres from a **Neighborhood Residential 2 (NR-2) District** to a **Neighborhood Residential 6 (NR-6) District**.
- ▶ The property is generally located on the south side of Audra Lane, approx. 265 feet east of Nottingham Drive.
- ▶ Currently undeveloped and unplatted

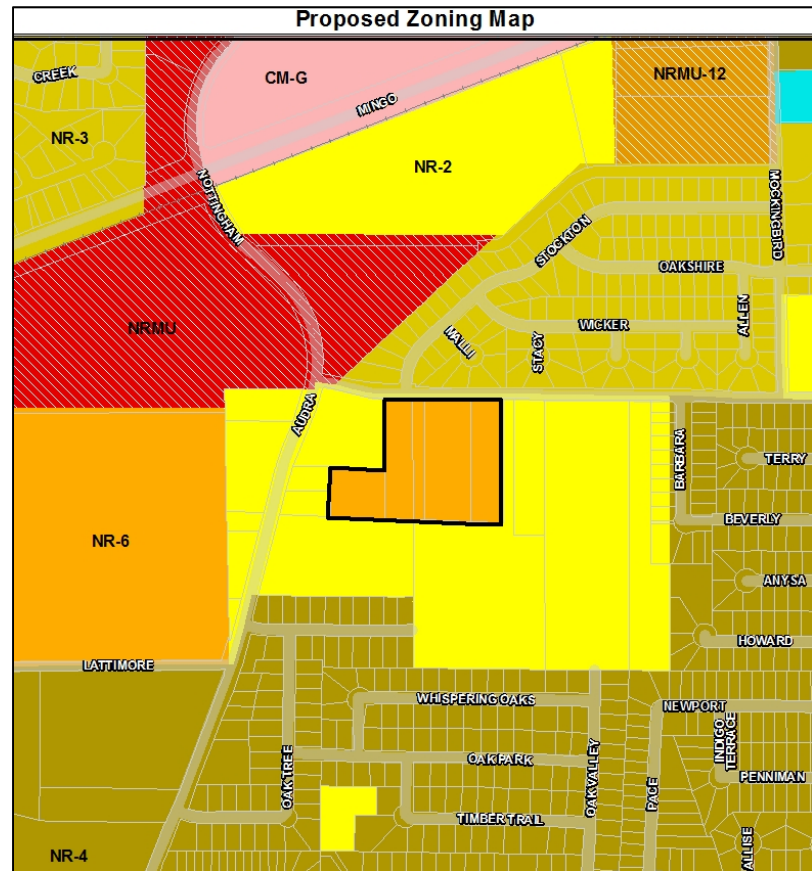


Request

Existing Zoning Map



Proposed Zoning Map



Criteria for Approval (Sec.35.3.4)

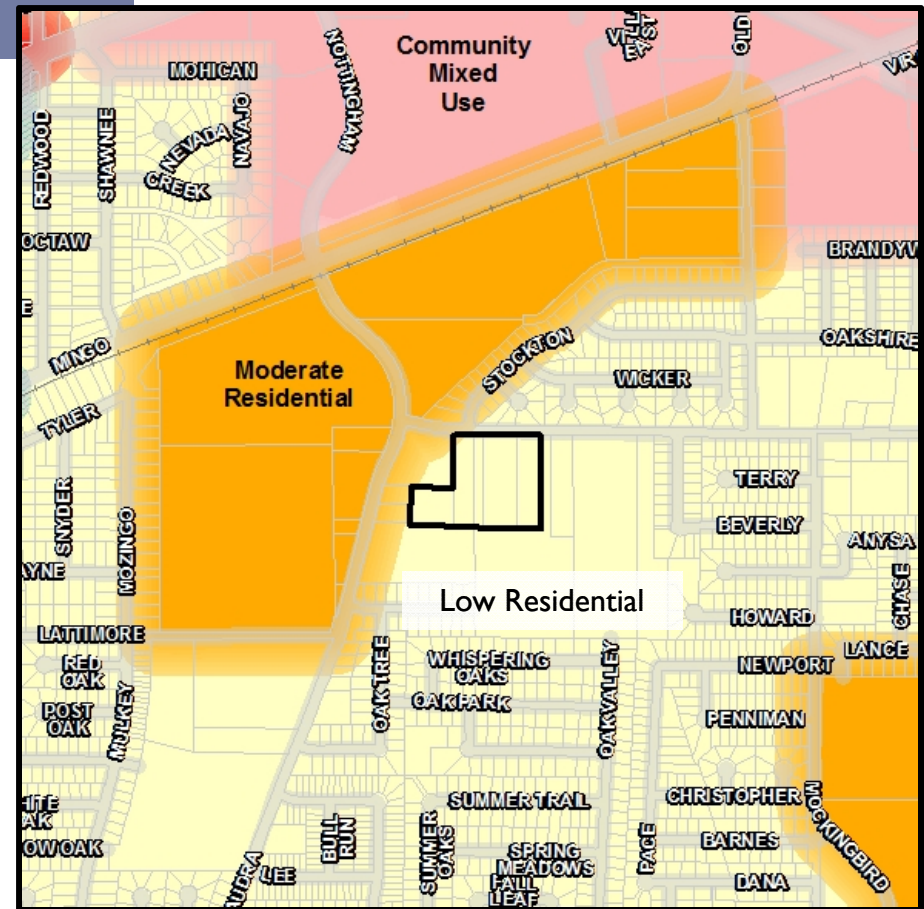
- ▶ The proposed rezoning conforms to the Future Land Use element of the Denton Plan 2030.
- ▶ The proposed rezoning facilitates the adequate provision of transportation, water, sewer, schools, parks, other public requirements, and public convenience.

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.

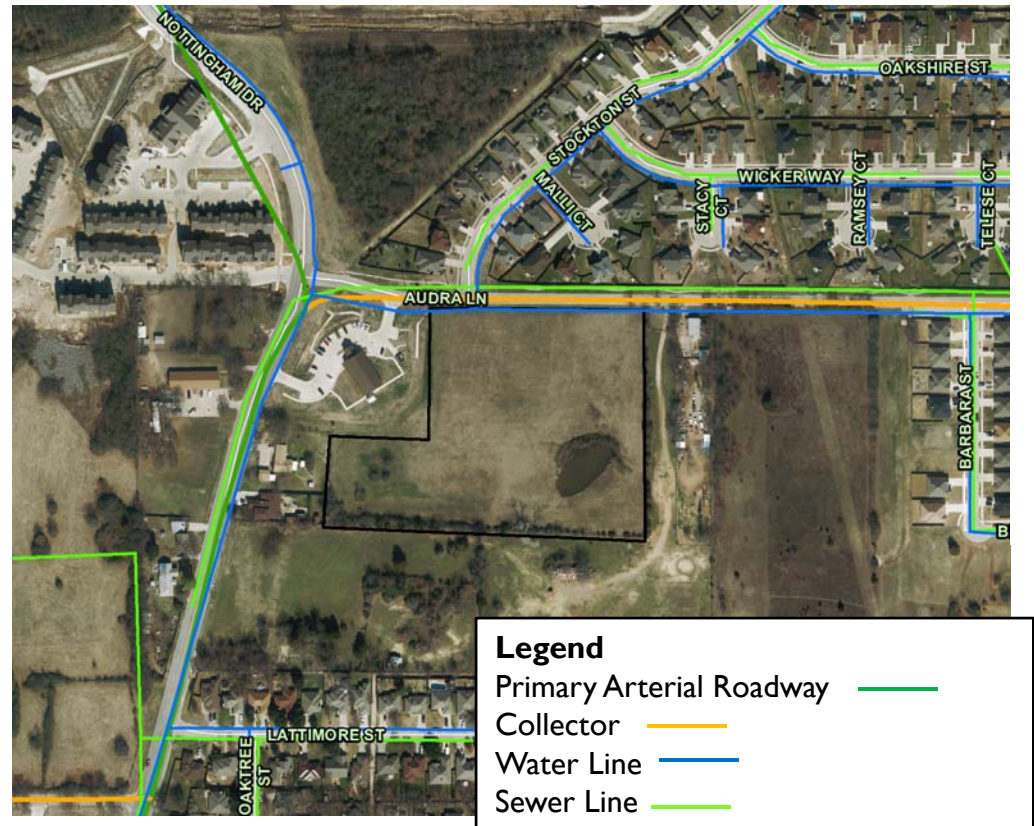
Analysis: FLUM

- ▶ **Low Residential:**
Promotes single-family development
 - ▶ Promotes density between 1 and 4 units per acre
 - ▶ Encourages a variety of housing styles and prices as well as sensitivity to existing character and development patterns
 - ▶ NR-6 is not consistent with the FLU designation.
 - ▶ Districts consistent with designation include **NR-2**, **NR-3**, and **NR-4**.



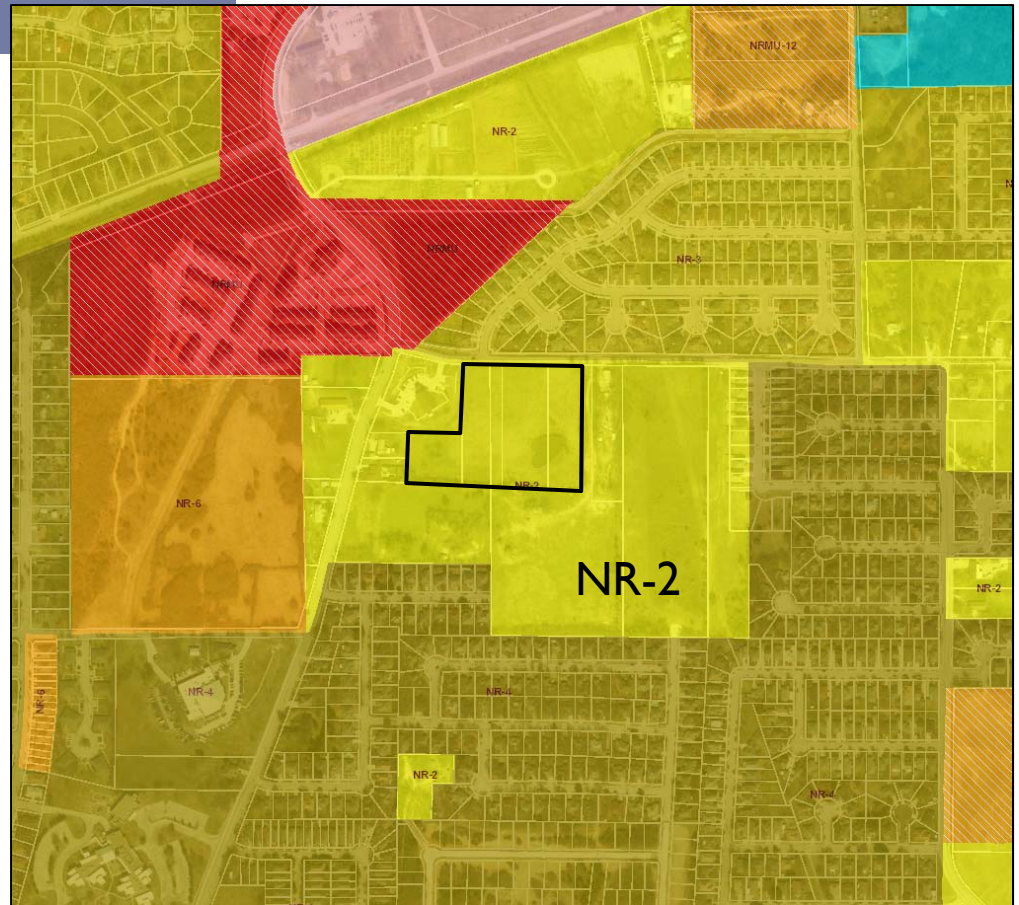
Analysis: Public Facilities

- ▶ Audra Lane
 - ▶ Residential Avenue Collector
 - ▶ Currently partially improved 2 lane road
 - ▶ Requires 65 ft ROW with 8 ft sidewalk.
 - ▶ Perimeter street improvements would be required.
 - ▶ Details determined at platting.
- ▶ Water/Sewer – available along Audra
 - ▶ Will have to be extended for development of the property



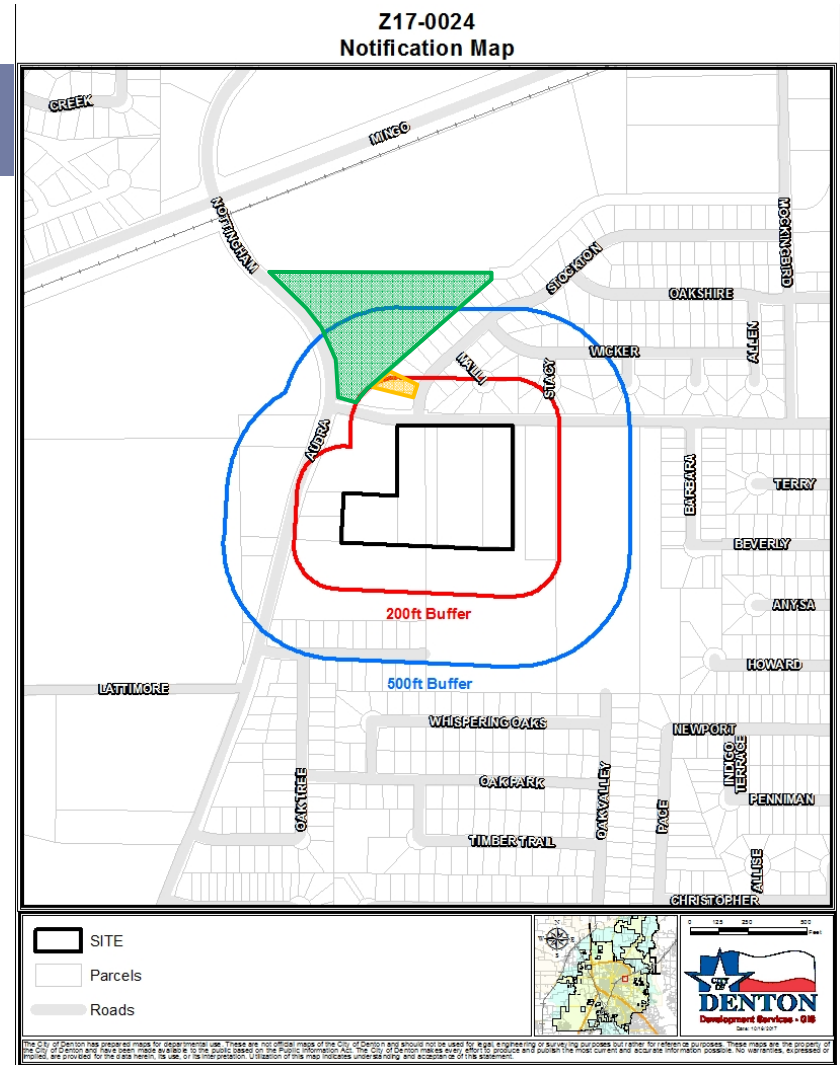
Analysis: Compatibility

- ▶ Surrounded by NR-2, NR-3, and NR-4 Districts, which permit 2-4 dwelling units/acre.
 - ▶ Surrounding subdivisions were developed under prior zoning regulations and average 4-5 units/acre.
- ▶ NR-6 permits 6 units/acre and is not considered a low-density district.
- ▶ NR-6 would be an isolated district and would introduce new, more dense uses such as townhomes and duplexes.



Public Notification

- ▶ 200 ft. Notices: **22**
- ▶ Responses to 200' Legal Notice:
 - In Opposition: **0**
 - In Favor: **1**
 - Neutral: **1**
- ▶ 500 ft. Courtesy Notices: **73**



Recommendation

- ▶ Staff recommended **DENIAL** of the request as it does not meet the criteria for approval established in Section 35.3.4 and Section 35.3.3.B.3.
 1. NR-6 is incompatible with the surrounding property in terms of permitted density and new uses.
 2. NR-6 is inconsistent with the goals and objectives of the Denton Plan 2030 for Low Residential areas.
 3. NR-6 would be an isolated district and would introduce new, more dense uses such as townhomes and duplexes.
- ▶ The Planning and Zoning Commission recommended **APPROVAL** of the request (4-0).