

Z17-0008 & S17-0010

The Palladium

Planning Division

December 5, 2017



Requests & Site Data

► Requests:

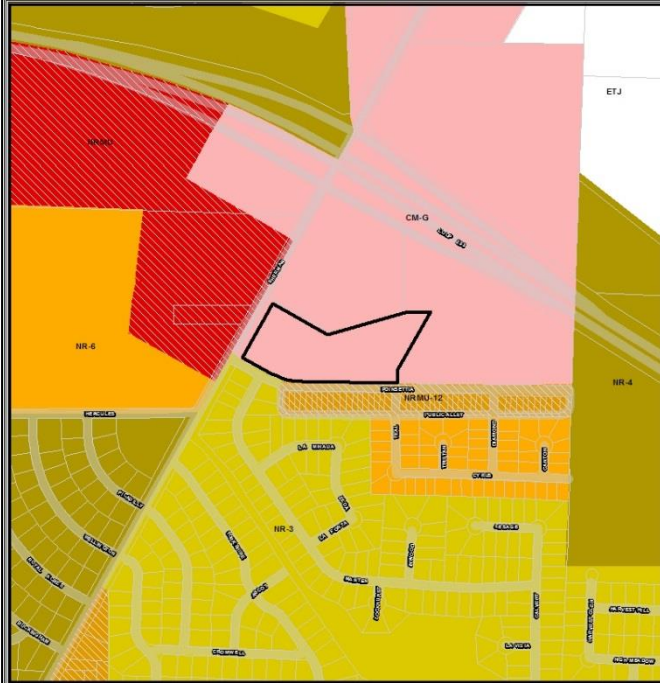
- 1) **Z17-0008** request to **rezone** from a **Community Mixed Use General (CM-G) District** to a **Neighborhood Residential Mixed-Use (NRMU) District**
- 2) **S17-0010** request for a **Specific Use Permit** to allow for a **multi-family residential use**

- The 7.5-acre property is generally located on the northeast corner of East Sherman Drive and Poinsettia Boulevard



Z17-0008

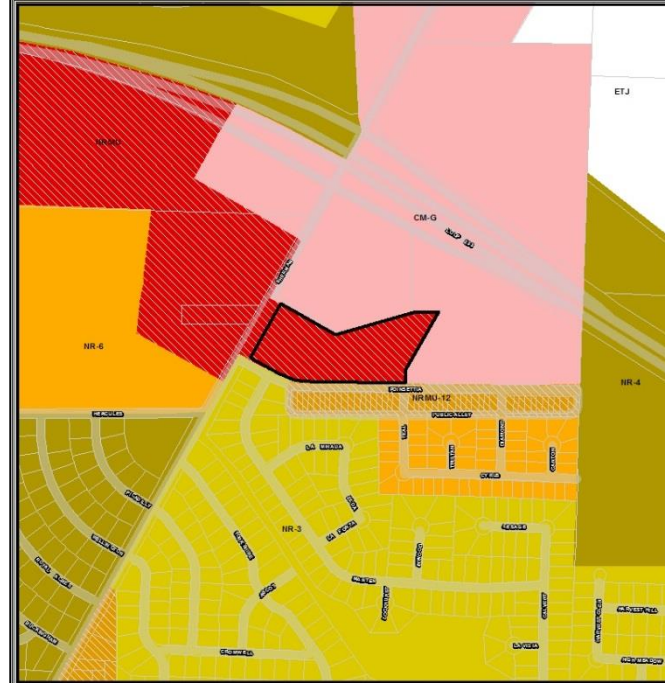
**Z17-0008
Existing Zoning Map**



- | | | |
|---------|---------|------|
| SITE | CM-G | NR-6 |
| Parcels | NRMU | |
| Roads | NR-3 | NR-4 |
| | NRMU-12 | |



**Z17-0008
Proposed Zoning Map**



- | | | |
|---------|---------|------|
| SITE | CM-G | NR-6 |
| Parcels | NRMU | |
| Roads | NR-3 | NR-4 |
| | NRMU-12 | |

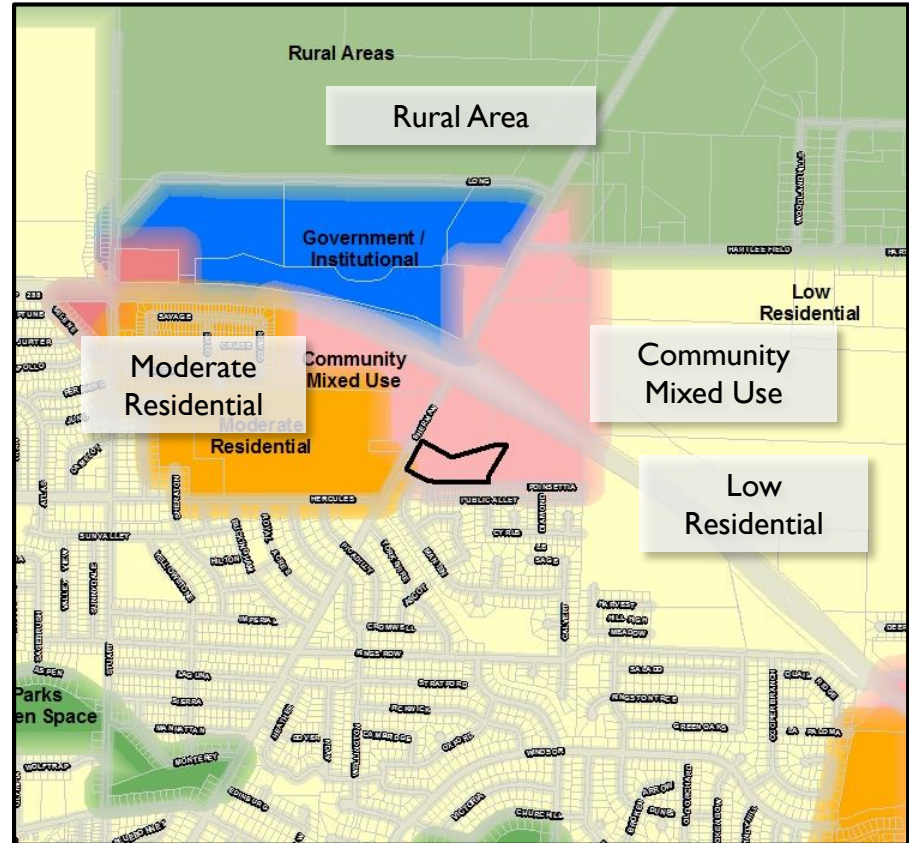


Criteria for Approval (Sec.35.3.4)

- ▶ 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.

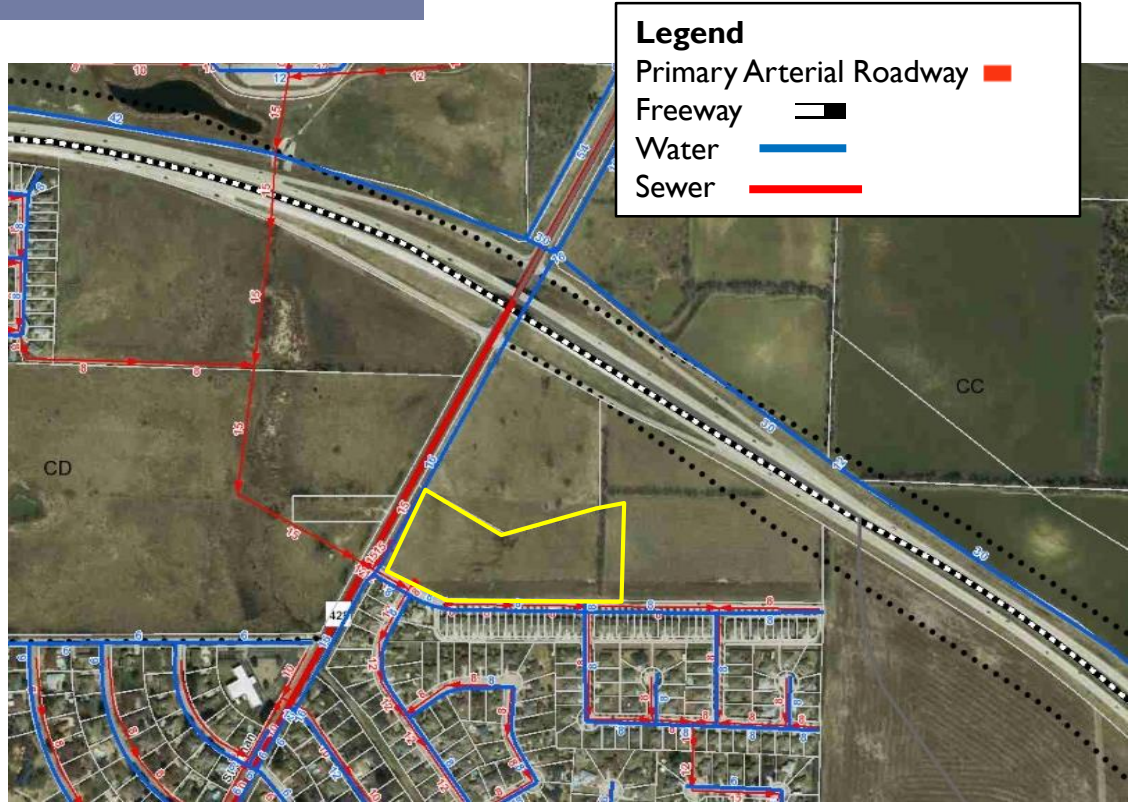
Analysis: FLUM

- ▶ **Community Mixed Use:**
 - ▶ Intent: Promote a mix of commercial, residential, and service uses
- ▶ **Finding:** The proposed NRMU zoning district meets the intent of the FLU designation.



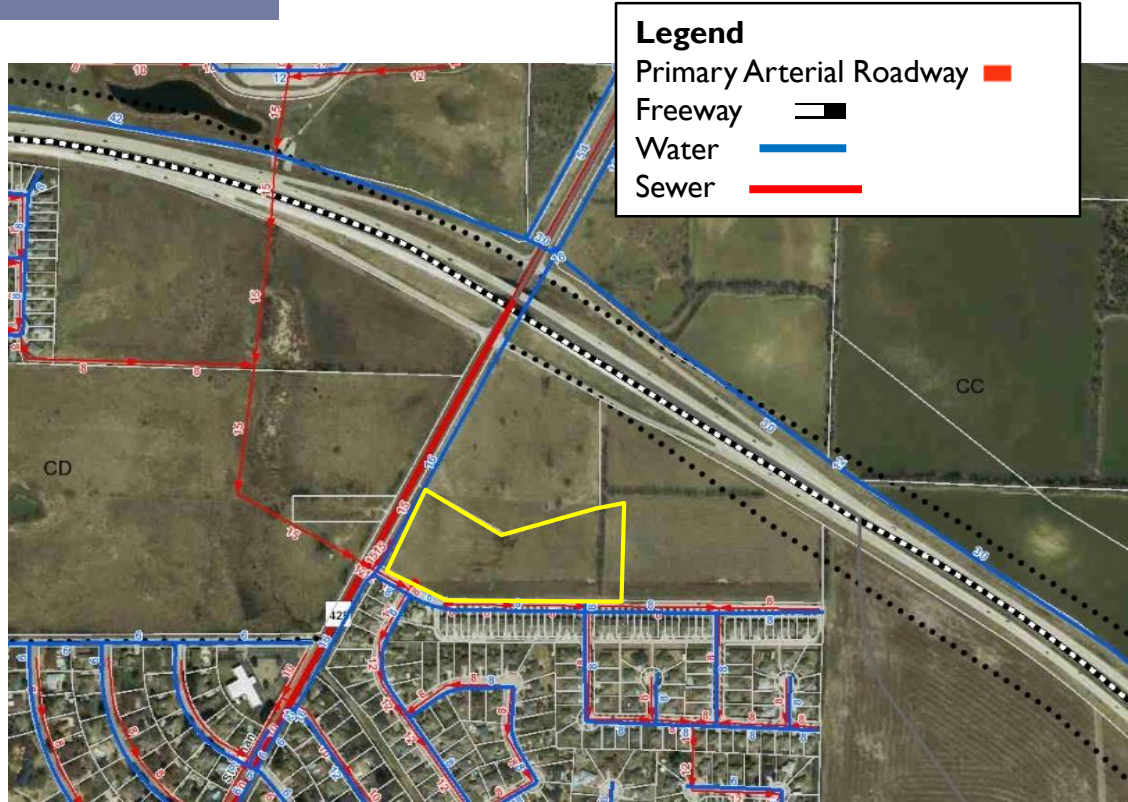
Public Facilities

- ▶ Water/Sewer—available along Poinsettia.
- ▶ Impact fees assessed at building permit
- ▶ Sherman Drive
 - ▶ Current: 4 lane undivided
 - ▶ Mobility Plan: 6-lane divided
 - ▶ Dedications/improvements at platting

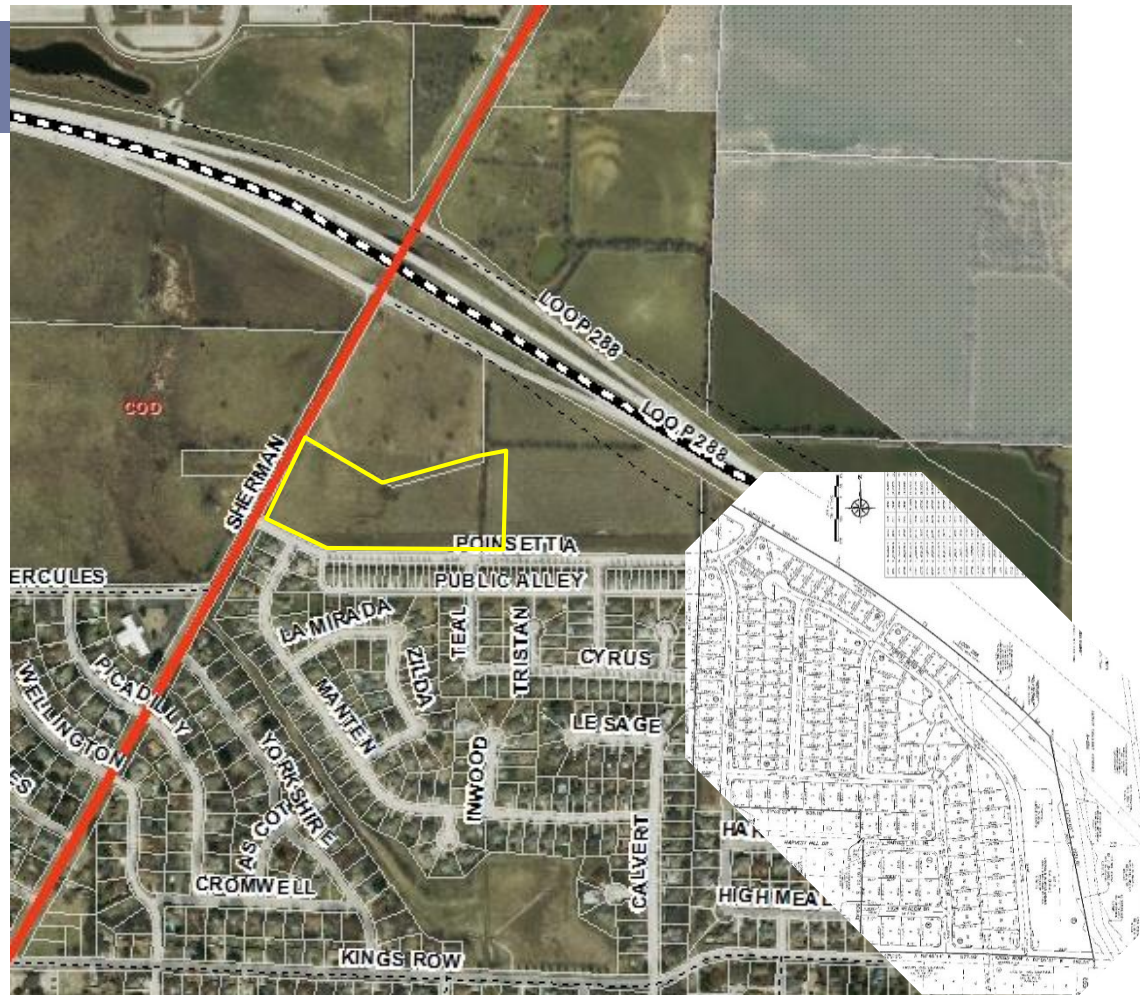


Public Facilities

- ▶ Poinsettia
 - ▶ Current: 2 lane undivided with parking on both sides
 - ▶ Will be extended to Loop 288 with Harvest Hill
 - ▶ Mobility Plan: 2 lane undivided
 - ▶ Dedications/improvements at platting
- ▶ Platting is required

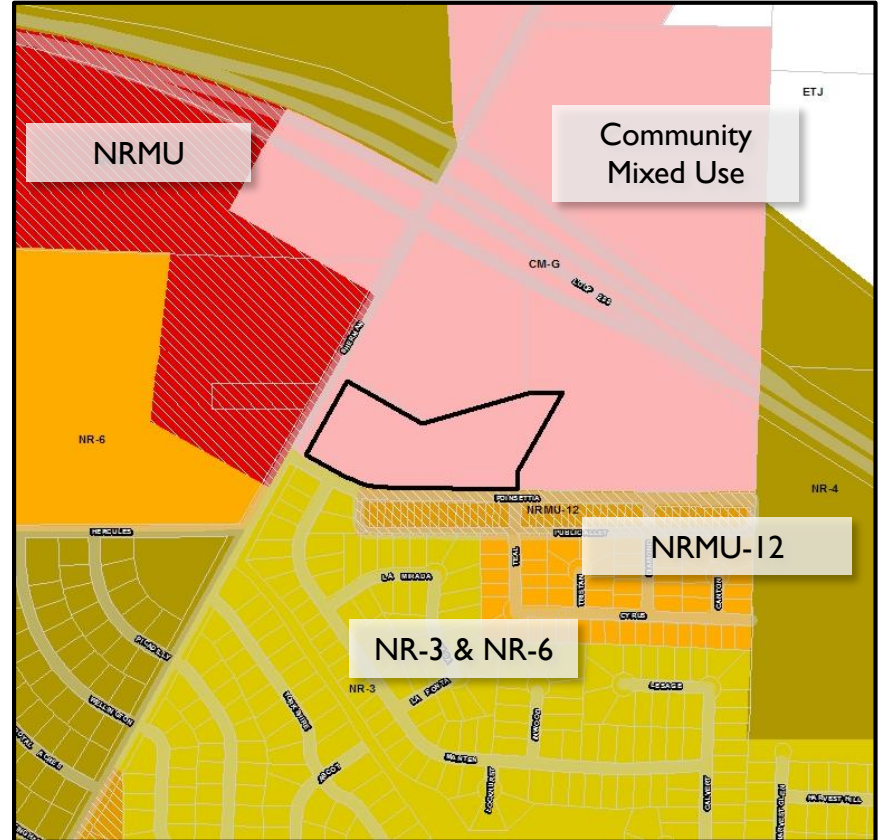


Access



Analysis: Current Zoning

- ▶ CM-G permits commercial uses with few limitations:
 - ▶ Vehicle repair
 - ▶ Motels
 - ▶ Big box retail
 - ▶ Auto sales
 - ▶ Quick vehicle servicing (no SUP required)
 - ▶ Drive-through (no SUP required)
- ▶ No buffers are required



Analysis: Compatibility

- ▶ CM-G permits multi-family with:
 - ▶ L(4): Mixed use or SUP
 - ▶ L(6): Commercial on ground floor
- ▶ NRMU limits the types of commercial development
- ▶ Provides a logical transition
- ▶ Create a buffer between neighborhoods and commercial corridor



Recommendation Z17-0008

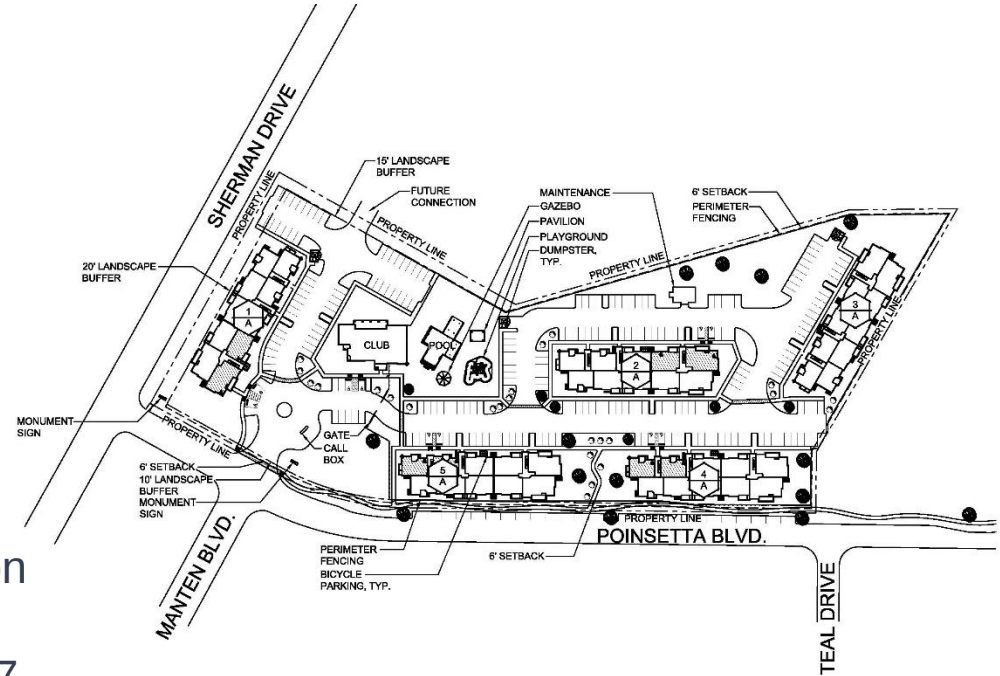
- ▶ Staff recommended **APPROVAL** of the request as it is
 - 1) Consistent with the goals and objectives of the Denton Plan 2030
 - 2) An appropriate transitional district, permitting uses which meet the intent of the Future Land Use designation, but with reduced scale and intensity
- ▶ The Planning and Zoning Commission recommended **APPROVAL** of the request (4-0)

Criteria for Approval (Sec 35.6.4)

- ▶ Compatibility analysis between the surrounding property and the requested use, including the following:
 - ▶ The specific use will not impede the normal and orderly development of surrounding vacant property
 - ▶ Parking, generation of traffic, and access
 - ▶ Nuisance prevention
 - ▶ Landscaping and screening
 - ▶ Architectural compatibility

Specific Use Permit

- ▶ Traditional multi-family
- ▶ 150 units
- ▶ Combination of 1-, 2-, and 3-bedroom units
- ▶ Stone accents and earth-tone colors
- ▶ Mixed-income development:
 - ▶ City Council approved a resolution of support for the proposed development on February 7, 2017.



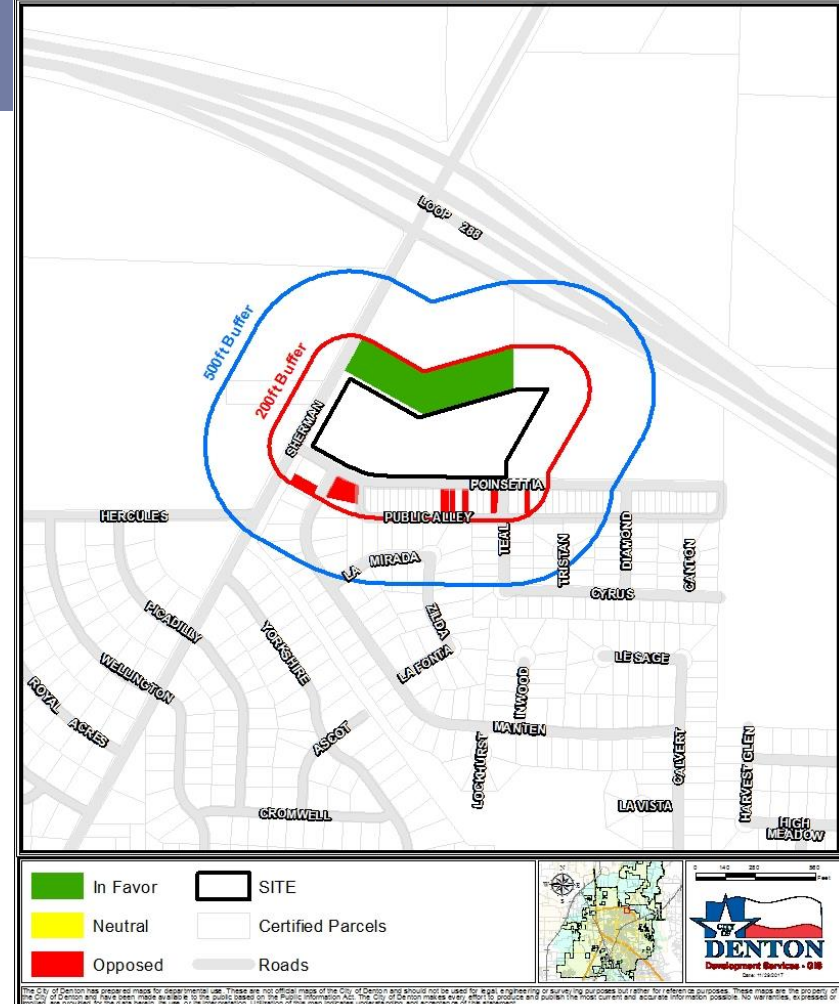


Analysis: S17-0010

- ▶ Consistent with Denton Plan 2030 to expand housing choice for Denton residents
- ▶ Provide a physical buffer between neighborhoods and commercial corridor
- ▶ Allow land uses to transition (low residential to medium residential to commercial and high residential)
- ▶ The use must meet all DDC requirements for screening, parking, lighting, street trees, and tree canopy
- ▶ Muted color palette consistent with nearby residential

Public Notification

- ▶ 200 ft. Notices: **36**
- ▶ Responses to 200' Legal Notice:
 - In Opposition: 7 w/in 200 ft;
19 total
 - In Favor: 1
 - Neutral:
- ▶ 500 ft. Courtesy Notices: **84**



Recommendation S17-0010

► Proposed conditions:

- 1) A full site plan submittal shall be required to ensure the development complies with the requirements of the Denton Development Code in terms of site design, landscaping, parking, and building design as provided in DDC 35.6.3.
- 2) The exterior building materials must maintain muted, earth-tone colors.

Recommendation S17-0010

- ▶ Staff recommended **APPROVAL** of the request with conditions as it is:
 - 1) Consistent with the goals and objectives of the Denton Plan 2030
 - 2) An appropriate transition between existing residential neighborhoods and future commercial development
- ▶ The Planning and Zoning Commission recommended **APPROVAL** of the request (4-0) with Staff recommended conditions