

# **Z17-0025 Volunteer Hills**

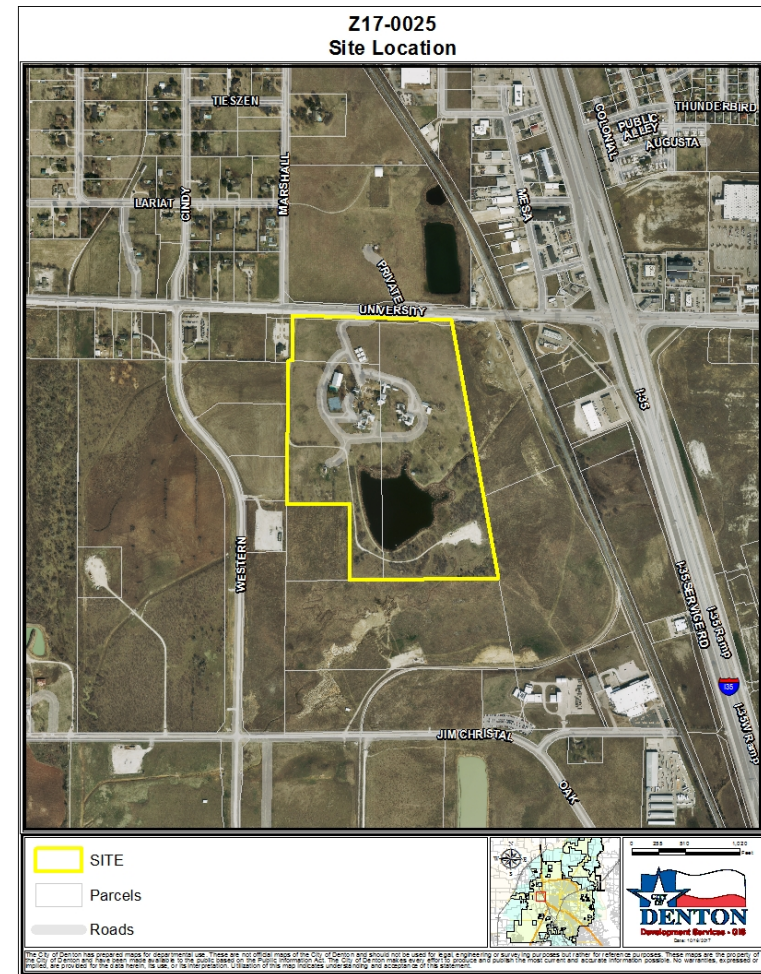
**Ron Menguita – Planning Division**

**March 20, 2018**



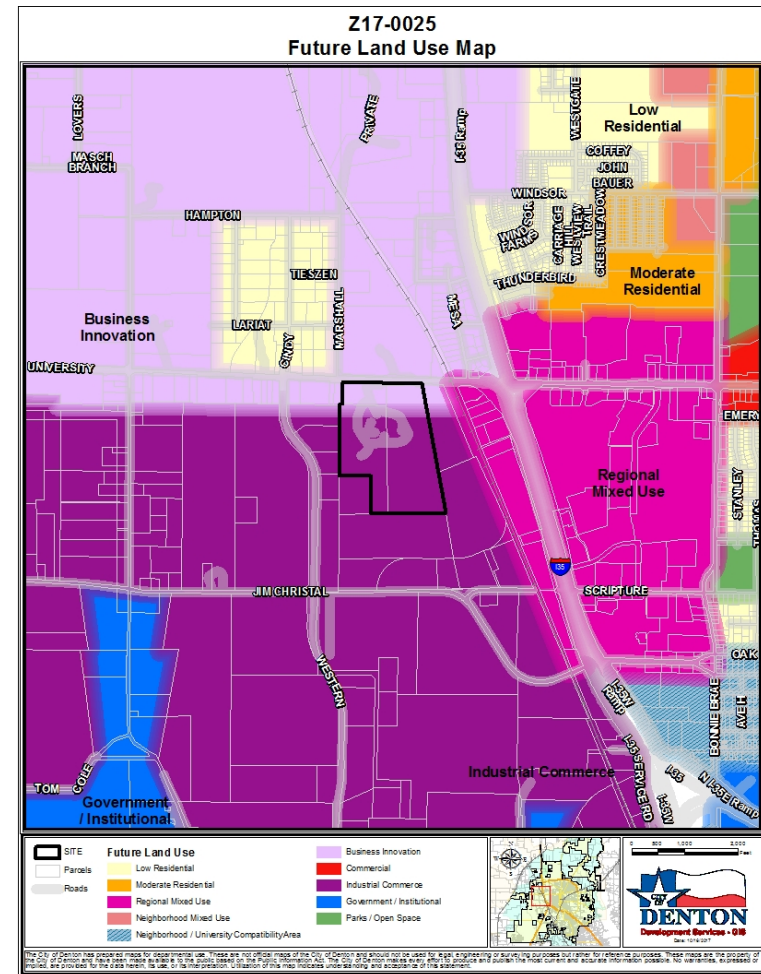
# Request:

- ▶ Zoning change from Neighborhood Residential 2 (NR-2) to **Regional Center Commercial Downtown (RCC-D) District**
- ▶ 88.725 acres
- ▶ Generally located south of University Drive (US 380), approximately 1,500 feet west of Interstate 35 (I-35)
- ▶ Former Selwyn School site



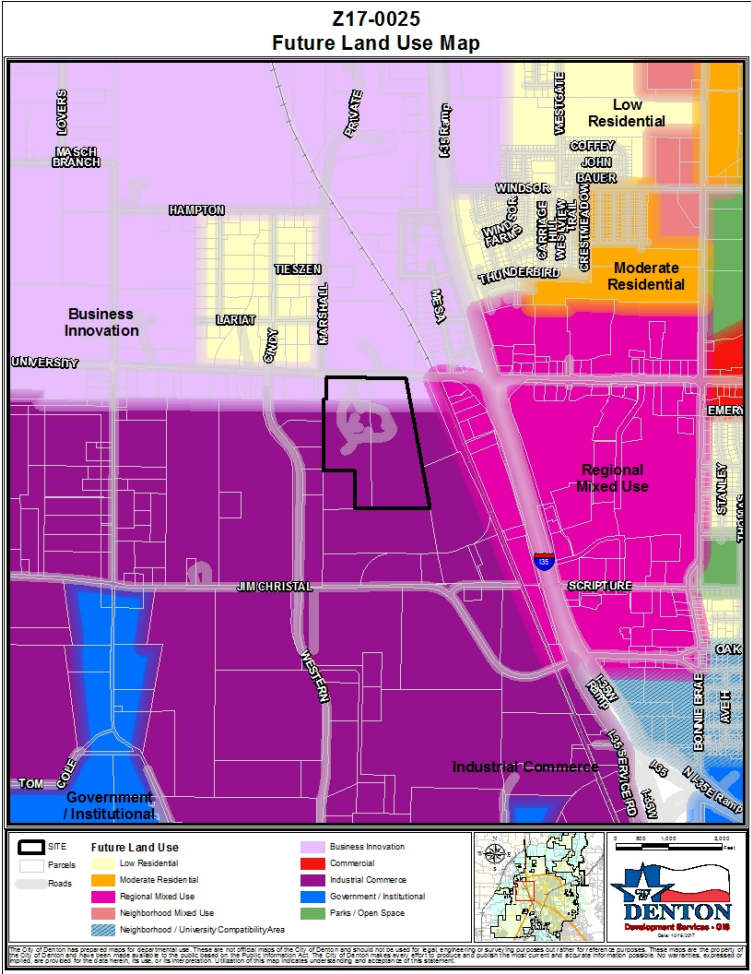
# Request:

- ▶ **Business Innovation:**
  - ▶ intended for large tracts, well-planned, larger scale office and employment parks with supporting uses such as retail hotels, and residential.
  - ▶ Primary uses include office, research and development, and light manufacturing



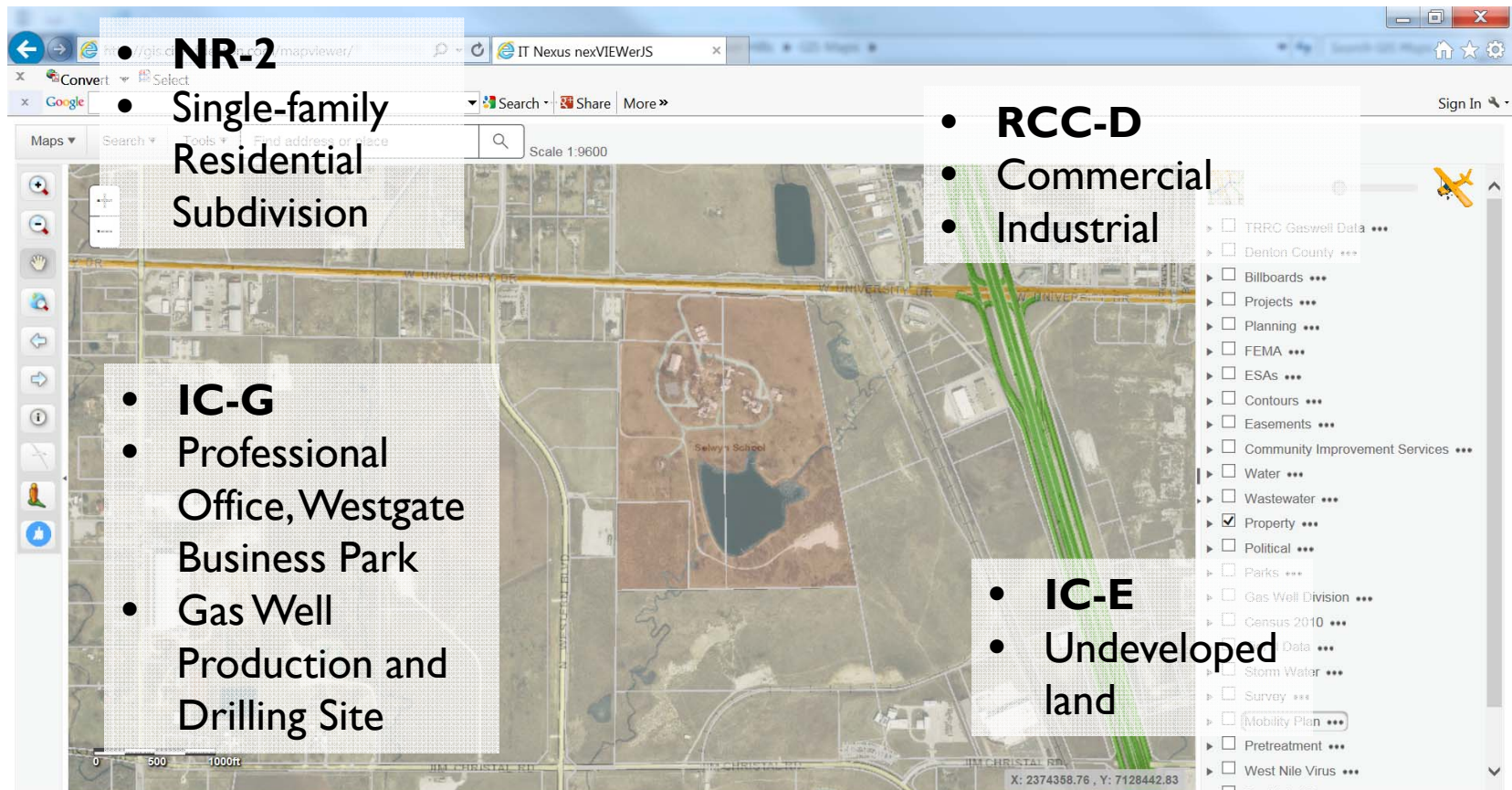
## Request:

- ▶ **Industrial Commerce:**
  - ▶ intended for areas where the predominant uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication
  - ▶ Wholesaling and Distribution

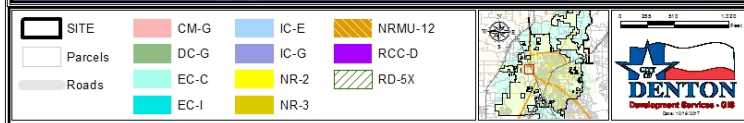
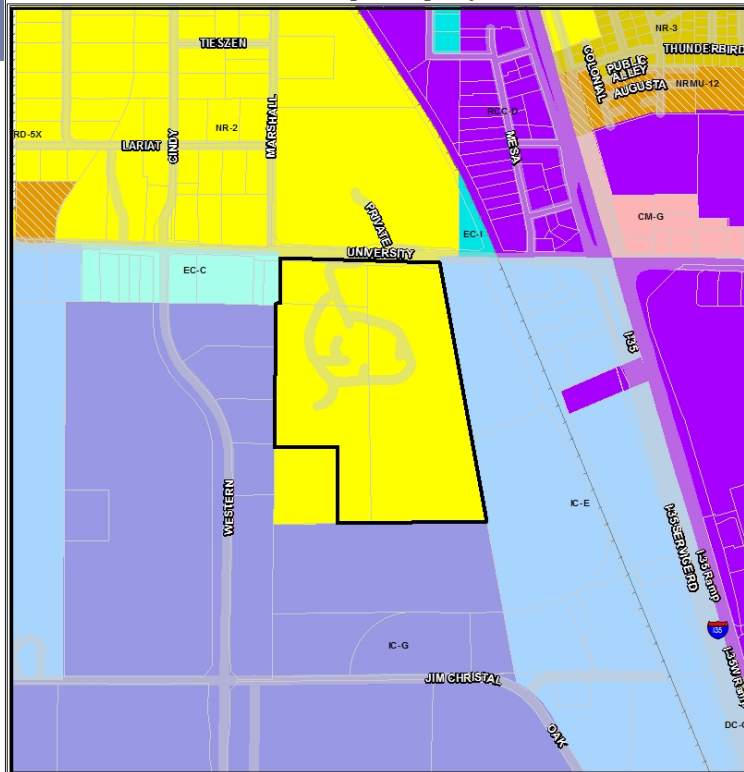




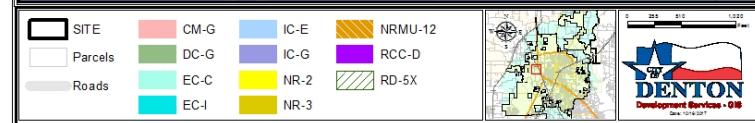
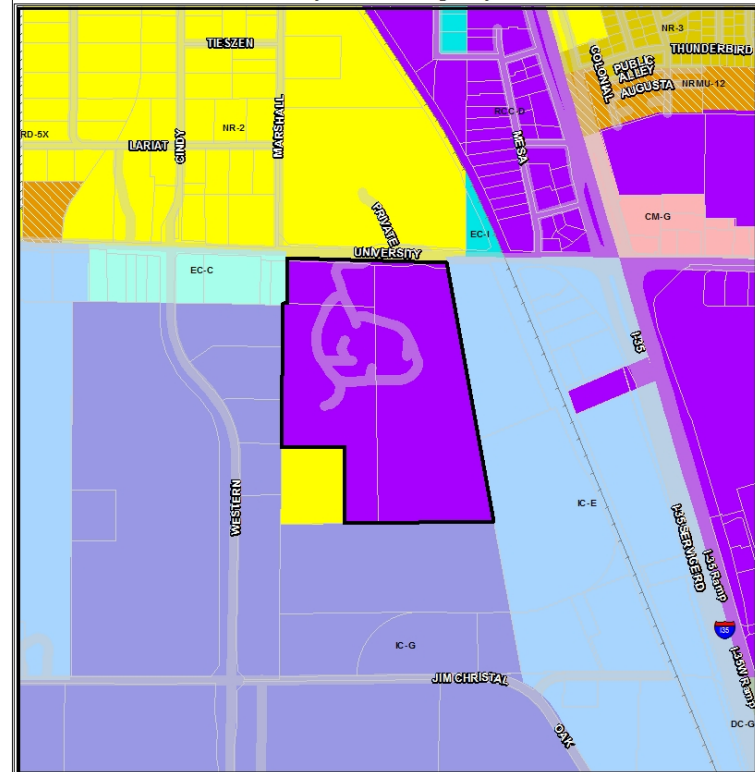
# Compatibility:



**Z17-0025**  
**Existing Zoning Map**



**Z17-0025**  
**Proposed Zoning Map**



# Analysis:

- ▶ The property is platted as one lot, creating an opportunity for a large scale development
- ▶ NR-2 District permits two dwelling units per acre, and is inconsistent with the Future Land Use Element
- ▶ RCC-D District is intended to promote mixed use development, consistent with the Future Land Use Element
- ▶ Future development are required to comply with buffer and screening requirements

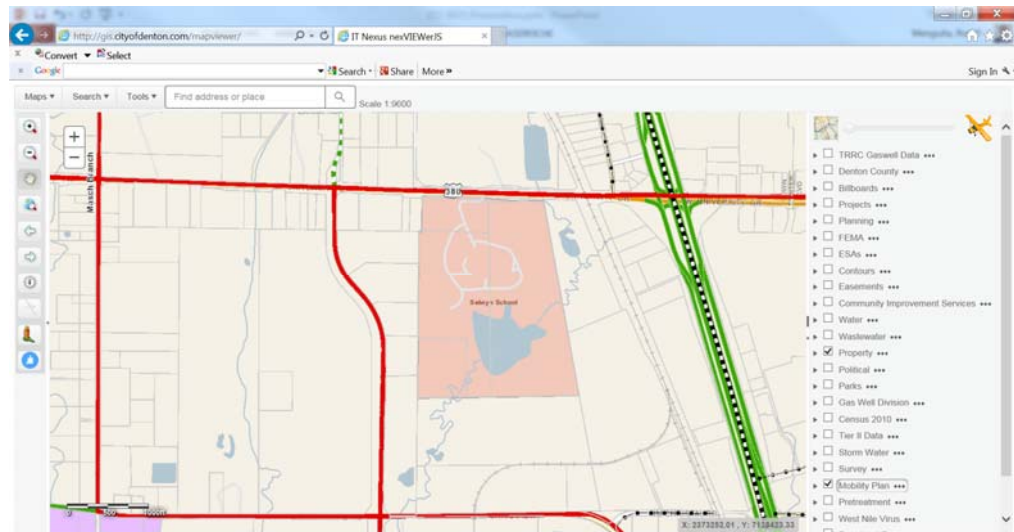
## Analysis:

- ▶ Primary permitted land uses in the RCC-D District include:
  - ▶ Professional Services and Offices
  - ▶ Administrative or Research Facilities
  - ▶ Light Manufacturing with a limitation
  - ▶ Retail Warehouse with a limitation
  - ▶ Business Trade School
  - ▶ Multi-family Dwellings with a Specific Use Permit or part of a Mixed Use Development



# Mobility:

- ▶ University Drive
- ▶ Primary Arterial
- ▶ Highest traffic volume roadway
- ▶ University Drive is currently developed as a six-lane divided roadway with a 135 feet right-of-way (ROW)



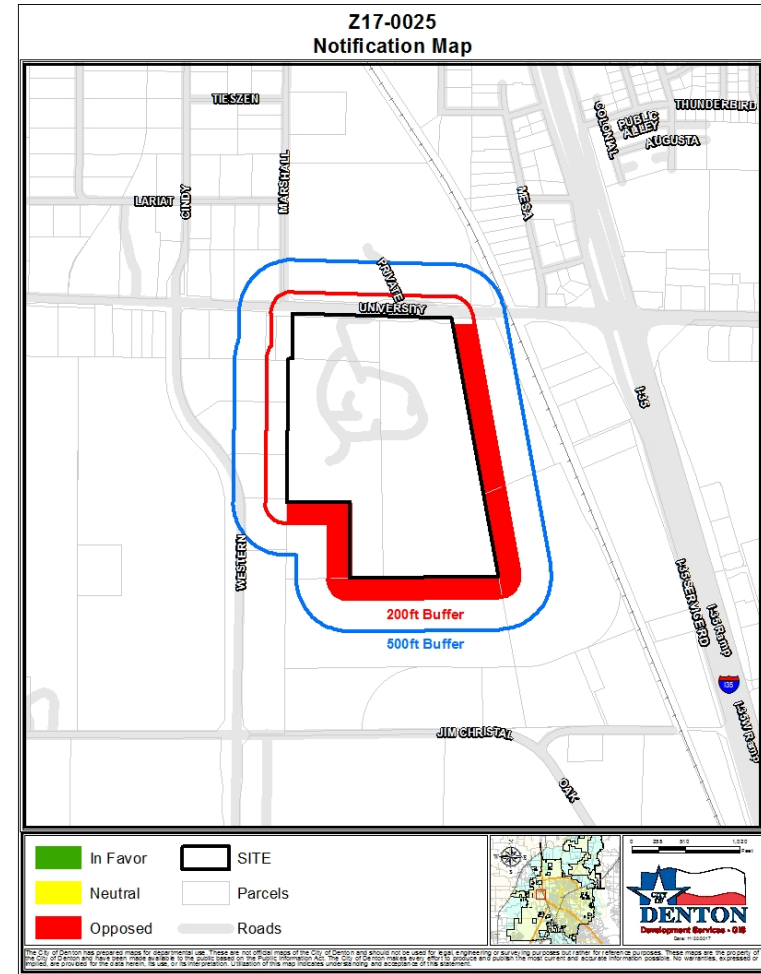
# Notification:

- ▶ Newspaper publication: November 12, 2017
- ▶ 200 ft. Public Notices: 9
- ▶ 500 ft. Courtesy Notices: 12
- ▶ Sign posted by applicant: 2



# Notification:

- ▶ Responses to 200' Legal Notice:
  - ▶ In Opposition: 1 (61%)
  - ▶ In Favor: 0
  - ▶ Neutral: 0



## Recommendation:

- ▶ The Planning and Zoning Commission recommended 6-0 to **approve** the request.
- ▶ Staff recommends **approval** of the zoning change request as it conforms to the criteria for approval outlined in DDC Section 35.3.3.B.3 and is consistent with the goals and objectives of the Denton Plan 2030.