



Legislation Details (With Text)

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Title: Receive a report, hold a discussion, and give staff direction regarding multi-family development standards.

Sponsors:

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Attachments: 1. Exhibit 1 - Downtown Urban Core Zoning Map, 2. Exhibit 2 - Staff Presentation

Date	Ver.	Action By	Action	Result
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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Jon Fortune

DATE: February 21, 2017

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding multi-family development standards.

BACKGROUND

On November 8, 2016, the City Council discussed Collegiate Housing often referred to as single room occupancy developments. Included in staff’s presentation were recommendations to add a definition for Collegiate Housing in Subchapter 35.23 and to add Collegiate Housing as a land use in Subchapter 35.5 with associated limitations of the Denton Development Code (DDC). As an alternative the Council directed staff to review the multi-family development standards as it relates to parking ratios, building height limitations, and neighborhood compatibility.

CONSIDERATIONS:

1. The City’s housing stock currently comprises approximately 49,000 dwelling units, of which approximately 58 percent is single-family and 42 percent is multi-family.
2. Collegiate Housing developments are multiple dwelling units designed for college students. These developments are leased to students by the bedroom and generally include amenities that provide special features to students. The DDC does not specifically define Collegiate Housing and the use is categorized as multi-family which is defined as “a structure that contains three (3) or more dwellings and any ancillary uses”.

3. Multi-family is a permitted use in the following Zoning Districts or with a Specific Use Permit (SUP) and/or limitations:

- Rural Commercial (RC) with a Specific Use Permit (SUP)
- Neighborhood Residential Mixed Use 12 (NRMU-12) with a limitation L(4)
- Neighborhood Residential Mixed Use (NRMU) with a SUP and limitation L(4)
- Downtown Residential 2 (DR-2) with a limitation L(5)
- Downtown Commercial Neighborhood (DC-N) with a limitation L(5)
- Downtown Commercial General (DC-G) with a limitation L(5)
- Community Mixed Use General (CM-G) with a limitation L(4) and L(6)
- Community Mixed Use Employment (CM-E) with a limitation L(4) and L(6)
- Regional Center Residential 1 (RCR-1) with a limitation L(4)
- Regional Center Residential 2 (RCR-2) with a limitation L(4)
- Regional Center Commercial Neighborhood (RCC-N) with a limitation L(4) and L(6)
- Regional Center Commercial Downtown (RCC-D) with a limitation L(4) and L(6)

L(4) = Multi-family is permitted only:

1. With a Specific Use Permit; or
2. As part of a Mixed-Use Development; or
3. As part of a Master Plan Development, Existing; or
4. If the development received zoning approval allowing multi-family use within one year prior to the effective date of Ordinance No. _2005-224; or
5. If allowed by a City Council approved neighborhood (small area) plan.

L(5) = Within this district the density of apartments will be calculated as one bedroom equating to 0.5 units.

L(6) = Permitted only on 2nd story and above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not required.

4. The maximum building height for all developments is governed by the zoning district in which the building is located in and consist of the following;

- RC: 65 feet
- NRMU-12: 40 feet
- NRMU: 65 feet
- DR-2: 45 feet
- DC-N and DC-G: 100 feet
- CM-E and CM-G: 65 feet
- RCR-1: 40 feet
- RCR-2: 50 feet
- RCC-N: 65 feet
- RCC-D: 100 feet
- Special Purpose Overlay District(s): Dependent on the overlay conditions

5. The maximum lot coverage for all developments is governed by the zoning district in which the building is located in and consist of the following;

- RC: 35% except for agricultural buildings
- NRMU-12: 60%
- NRMU: 80%
- DR-2: 75%
- DC-N and DC-G: 80%
- CM-E and CM-G: 85%
- RCR-1: 55%
- RCR-2: 75%
- RCC-N: 85%
- RCC-D: 90%
- Special Purpose Overlay District(s): Dependent on the overlay conditions

6. Section 35.14.4.A.2 of the DDC provides parking standards for mixed density developments, which includes multi-family developments:

- Efficiency/studio under 600 square feet 1.25 space/unit
- 1-bedroom units or efficiency/studio over 600 square feet 1.50 space/unit
- 2-bedroom units 1.75 space/unit
- 3-bedroom units 2.00 space/unit
- 4-bedroom units and more 1.00 space/bedroom
- Retirement or senior living facilities 1.00 space/unit
- Special Purpose Overlay District(s): Dependent on the overlay conditions

7. The Council’s direction to review the multifamily development standards related to building height and parking ratios was a result of concern of the adjacency of multi-family developments to established residential neighborhoods, Historic Districts, and Overlay Districts and the impact of these and SRO developments. The areas of concern are primarily located within the DR-2, DC-N, and DC-G Districts which are typically found in Denton’s urban core. The core area is depicted in the attached Downtown Urban Core Zoning Map.

In order to be able to evaluate the physical impact of multifamily development in the urban core, it is recommended that an SUP be required for multi-family developments proposed within the DR-2, DC-N, and DC-G zoning districts. The SUP would be a tool to determine the appropriateness of the use and its functions. An SUP would also enable the creation of an alternative maximum building height, parking ratio, and site design standards to mitigate potential impacts of the use on the surrounding land use pattern.

8. The City recently selected Clarion to rewrite the DDC. Part of their scope of work is to review the DDC’s development and design standards. A major task of their work will be to establish tailored standards for infill and redevelopment.

RECOMMENDATION

It is recommended that an SUP be required for multi-family developments proposed within the DR-2, DC-N, and DC-G zoning districts. The SUP would serve as the land use analysis tool to determine not just the appropriateness of the massing and scale of the proposed development but would also serve to determine the compatibility of the use as it relates to the surrounding zoning and land use pattern.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

November 8, 2016, City Council Work Session

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development
Related Goal: 3.1 Develop targeted policies and incentives to achieve desired economic growth

EXHIBITS

1. Downtown Urban Core Zoning Map
2. Staff Presentation

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Ron Menguita, AICP
Long Range Planning Administrator