



Legislation Text

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Agenda Information Sheet

DEPARTMENT: Development Services

CM: Todd Hileman

Date: May 2, 2017

SUBJECT

Receive a report, hold a discussion and provide staff direction regarding the creation of a small area plan and implementation strategy.

BACKGROUND

On January 26, 2016, City Council directed staff to update the Fry Street Small Area Plan. Upon further evaluation, it was determined that the area affected by development pressures was broader, which resulted in expanding the study area from approximately 97 acres to approximately 1,200 acres. Small Area Plan Boundary Map Exhibit 1 has been included for reference.

The study area is primarily comprised of single-family and multi-family residential uses, with retail and commercial development along major roadways. The Oak Hickory Historic District, West Oak Historic District and the University of North Texas (UNT) campus are situated in the study area. For the purposes of the small area plan, the study will not include the land area or facilities that are within the UNT campus boundaries, but will influence the recommendations and implementation strategies developed.

The small area plan and an implementation strategy will include:

- An evaluation of existing land use, ownership, parcel size, vacant land, building and property condition, adjacent use impacts, recent development trends, building height, building area, and residential density;
- Urban design strategy which includes recommendations for streetscape, neighborhood preservation, open space, infrastructure standards and commercial facilities;
- Development standards and strategies that will provide appropriate transitions in scale, use, character and intensity between the established neighborhoods and the UNT campus;
- Development standards and strategies to buffer and enhance the Historic Districts;
- An evaluation of the street network and street design standards that will improve mobility for all users;
- Analysis of the public realm, evaluating intersection treatments, pedestrian facilities, parking facilities,

signage, street lights, traffic and building signage, and landscape condition;

- Design standards for the street network that will enhance the public realm and pedestrian, bicycle, transit and vehicular circulation and connectivity;
- Recommendations for a parking solution for the residential and commercial areas situated outside the UNT campus boundaries that help meet demands while maintaining the property values and character of the neighborhoods;
- An evaluation of the type of housing that should be promoted and design standards pertinent to the conversion of single family dwellings to rental properties;
- Survey of existing and potential resources and/or techniques for financing capital improvements; and
- Implementation strategies, including an overall improvement plan assessing capital improvements needs, recommended ordinances, policies and design standards, short-term projects that are capable of having early positive impact on study area, and budget strategies necessary to implement the plan.

To enable the implementation of necessary thresholds ensuring compatible development patterns for the study area, a Request for Qualification (RFQ) for consultant services to develop the small area plan was issued on March 29, 2017. RFQ 6224 Scope of Work and Services has been included as Exhibit 2 for reference. Staff will provide information regarding the qualifications that were submitted in response to the RFQ, and the proposed contract between the City and the selected consultant at the May 23, 2017, City Council meeting.

PROJECT SCHEDULE

Release of RFQ - March 29, 2017
Pre-Submittal Conference - April 10, 2017
Deadline for Qualifications - April 18, 2017
Interviews with top ranked firms - April 26, 2017
Evaluation - April 28, 2017
Completion of Negotiations - May 8, 2017
Council Approval/Official Award - May 23, 2017
Start of Project - May 2017
Completion of Project - May 2018

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

January 26, 2016 - Council directed staff to update the Fry Street Small Area Plan.

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 KFAs and related goals:

Related Key Focus Area: Economic Development
Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Small Area Plan Boundary Map
2. RFQ 6224 Scope of Work and Services
3. Staff Presentation

Respectfully submitted:
Munal Mauladad
Director of Development Services

Prepared by:
Ron Menguita, AICP
Long Range Planning Administrator