



Legislation Text

File #: PDA16-0004, Version: 1

Planning Report

PDA16-0004 / Country Lakes North Amenity Center

City Council District 3

Planning & Zoning Commission

August 10, 2016

REQUEST:

Hold a public hearing and consider making a recommendation to City Council regarding approval of a Detailed Plan of Planned Development 174 (PD-174) Country Lakes North District to depict an amenity center on approximately 3.26 acres. The subject property is generally located on the southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive within Planned Development 174 (PD-174) Country Lakes North District. (PDA16-0004, Country Lakes North Amenity Center, Julie Wyatt)

OWNER:

Mike Gavin, Bloomfield Homes, L.P.

APPLICANT:

Stephen Gordon, Vintree & Associates

BACKGROUND:

The applicant, on behalf of Mike Gavin of Bloomfield Homes, L.P., has requested Detailed Plan approval for a private amenity center for PD-174 District, also known as Country Lakes North.

PD-174 District was created under the 1991 Denton Development Code ('91 DDC). New development within the PD boundary is subject to the '91 procedures for PD Amendment approval. Pursuant to Sections 35-151 through 158 and 35-171 through 184 of '91 DDC, a Detailed Plan is required:

Detailed Plan - the final step in the planned development process which contains the details of the development of the property. Such standards may include permitted land uses and the acreage for each use, adjacent or surrounding land uses, zoning, streets, drainage facilities, existing or proposed off-site improvements, parking lots and parking spaces, access and connection to existing or proposed streets, trees and landscaping, the maximum height of all buildings, the maximum total floor area, the location of water retention areas and major drainage facilities, and the location of all major utilities.

Ordinance No. 2000-321 amended the Concept Plan to provide for a Detailed Plan for 378 acres for residential development, which includes the subject property. The Detailed Plan identified a school site, detention facilities, private parks, and the private amenity center location. **Although the Detailed Plan approved the subject property as the location of a private amenity center, the ordinance required approval of a separate Detailed Plan for the amenity center prior to development.**

SITE DATA:

The subject property is approximately 3.26 acres, and is generally located on the southeast side of John Paine Road, approximately 110 feet northeast of Athens Drive and one mile northeast of Crawford Road. The site has a rectangular shape and vehicular access from John Paine Road, a Secondary Arterial with a 73-foot right-of-way, and Texoma Lane, a future Collector road with a 50-foot right-of-way. Additional pedestrian-only access is provided from Conroe Drive, a neighborhood street with a 50-foot right-of-way. There are no existing trees on the site.

USE OF PROPERTY UNDER CURRENT ZONING:

The subject property is zoned PD-174 District. Ordinance 99-205 established the district's development standards and permitted uses, which include single family dwellings, public schools and other government buildings, and parks and recreational facilities. Amenity centers are permitted as recreation facilities.

SURROUNDING ZONING AND LAND USES:

The surrounding property is zoned PD-174 District and is under development. Per the approved Detailed Plan, the proposed adjacent uses are single-family residential.

COMPATABILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES:

The proposed private amenity center's architectural design, landscaping, and proposed recreational facilities are consistent with the uses of the planned development which surround the amenity center.

CONSIDERATIONS:

1. The applicant has submitted a Detailed Plan for PD-174 District for a private amenity center. The associated documents include a Site Plan, Landscape Plan, Elevations, and Site Details are attached for reference.
2. The proposal for the private amenity center reflects the following:
 - a. A masonry cabana building containing restrooms and a shade area
 - b. A swimming pool, a putting green, two bocce ball courts, a soccer field, and multi-age playground equipment
 - c. Controlled access to the pool area which includes a 6-foot ornamental metal fence
 - d. A dog park enclosed with a 6-foot ornamental metal fence
 - e. Parking for 21 vehicles, bicycle parking, and pedestrian facilities connecting the activity centers to John Paine Road, Texoma Lane, and Conroe Drive
 - f. Three cedar shade structures, benches, water fountains, and trash receptacles
 - g. 44,960 square feet of new tree canopy at maturity
 - h. Parking lot screening with a 3-foot tall evergreen hedge
 - i. 10-foot buffer planted with fifteen 3" caliper Cedar Elm trees between the activity centers of the proposed development and the adjacent single-family dwellings
 - j. Landscape areas accented with shrubs and ground cover
3. Per '91 DDC, the Detailed Plan shall be approved if it finds that all of the following criteria have been met:
 - a. *The plan complies with the general concept plan or development plan approved for that property;*

The proposed Detailed Plan conforms to the approved Concept Plan and corresponds to the Detailed Plan approved by Ordinance 2000-321, which depicts the location of a private amenity center on the subject property and the adjacent residential development.

- b. The plan provides for a compatible arrangement of buildings and land uses and would not adversely affect adjoining neighborhoods or properties outside the plan,*

The proposal is compatible with the adjoining properties, as community pools and recreation amenities are often a component of residential areas near the neighborhoods they serve. However, in order to reduce potential noise or visual impacts associated with active recreation areas, the proposed Landscape Plan reflects a 10-foot buffer planted with fifteen 3" caliper Cedar Elm trees.

- c. The plan provides for adequate and safe circulation of vehicular traffic; and*

The proposed Detailed Plan provides for adequate and safe circulation, which includes vehicular access from John Paine Road and Texoma Lane. The parking area is positioned near the streets and separated from the recreation areas, thus reducing potential pedestrian/vehicle conflicts. Additional "Drop Off" parking offers short term access adjacent to a pedestrian pathway, providing a safe route for passengers to exit vehicles.

- d. The plan is in substantial compliance with the landscape, sign, subdivision, and other regulations of the city, or, if not, the plan offers corresponding benefits that merit deviation from those regulations.*

The proposed Detailed Plan is in substantial compliance with the City's regulations.

STAFF RECOMMENDATION:

Staff recommends approval of the request as the Detailed Plan is compatible with the surrounding property, consistent with the overall goals of PD-174 District, and consistent with the goals and objectives of the Denton Plan 2030, with the following conditions;

1. All original conditions of approval and subsequent modifications associated with PD-174 shall remain valid, unless specified herein.
2. The Detailed Plan and Landscape Plan as submitted shall guide the development of the site.
3. The Elevations and Site Details submitted shall guide the development of the cabana building.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 544 notices were sent to property owners within 200 feet of the subject property, 840 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property.

PROJECT TIMELINE:

Application Received:	4/21/16
1 st Submittal Sent to DRC Members:	5/18/16
Comments Released to Applicant:	6/17/16
2 nd Submittal Sent to DRC Members:	6/23/16
Comments Released to Applicant:	7/8/16
Business Days under DRC Review:	32
Business Day out to Applicant:	4
Total Business Days:	36

EXHIBITS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Denton Plan 2030 Preferred Growth Concept Map
- Concept Plan
- Detailed Plan associated with Ordinance 2000-321
- Proposed Site Plan
- Proposed Landscape Plan
- Proposed Elevations
- Proposed Site Details
- Notification Map

Respectfully submitted:
Shandrian Jarvis, AICP
Development Review Committee Administrator

Prepared by:
Julie Wyatt
Senior Planner