



Legislation Text

File #: PDA16-0007a, **Version:** 1

Planning Report
PDA16-0007 / Robson Ranch Detail Plan
City Council District 3
Planning & Zoning Commission
November 30, 2016

REQUEST:

Continue a public hearing and consider making a recommendation to City Council regarding a Detailed Plan amendment for Planned Development 173 (PD-173) District, Robson Ranch, to permit the reallocation of residential uses in the Land Use Plan. The subject property is approximately 2,725 acres generally located north of Robson Ranch Road, approximately 5,540 feet west of the I-35W Robson Ranch Road On-Ramp. (PDA16-0007, Robson- Ranch Detailed Plan, Julie Wyatt) **This item has been continued from the October 12, 2016 P&Z meeting.**

OWNER:

Steve Soriano, Robson Ranch Development, LP

APPLICANT:

Brent Emmerton, B&R Engineering, Inc.

BACKGROUND:

The applicant, on behalf of Robson Ranch Development, LP, has requested a reallocation of the residential uses as depicted on the Detailed Land Use Plan approved by Ordinance 2011-124 for Planned Development 173 (PD-173, Robson Ranch) District. A Detailed Plan is the final step in the planned development process and contains the specifics of the development of the property. Detailed Plans often depict the permitted land uses, the number of residential lots, transportation improvements, utilities, trees and landscaping, and open spaces.

Prior to the approval of a Detailed Plan, a planned development must first establish general guidelines for the district with a Concept Plan. On August 3, 1999, the City Council approved a Concept Plan for Planned Development District PD-173 District, also known as Robson Ranch. According to the Concept Plan, the purpose of Robson Ranch is to, "...provide the opportunity for creative planning and the flexibility to respond to changing market conditions throughout the development process." Additionally, the development envisioned the ability to, "Accommodate the growing market demand for adult communities while providing for a variety of affordable housing with opportunities for the creation of a diversified community that contributes positively to the quality of life in Denton."

The Concept Plan for PD-173 District includes five residential land use categories. These residential uses range from low-density single-family dwellings, to duplexes and multi-family dwellings and are described as: Single Family Luxury (SFL), Single Family Premiere (SFP), Single Family Casita (SFC), and Single Family Villa (SFV), and Multi Family Two (MF2). Each residential land use category contains specific area, height, and use regulations, as illustrated below.

Residential Use Category	Permitted Uses	Minimum Lot Size	Minimum Building Square Feet	Maximum Building Height
Single Family Luxury (SFL)	single-family detached dwellings, religious institutions, home occupations, golf courses, public safety facilities, gas transmission lines, and other public facilities, infrastructure, and utilities necessary to serve the development	8,050 square feet	1,800 square feet	60 feet/2.5 stories
Single Family Premiere (SFP)	The same uses as SFL	6,000 square feet	1,000 square feet	60 feet/2.5 stories
Single Family Casita (SFC)	The same uses as SFL and SFP	4,400 square feet	800 square feet	60 feet/2.5 stories
Single Family Villa (SFV)	two-family attached dwellings, religious institutions, home occupations, golf courses, public safety facilities, gas transmission lines, and other public facilities, infrastructure, and utilities necessary to serve the development	3,000 square feet	800 square feet	60 feet/2.5 stories
Multi-Family Two (MF2)	multiple-family dwellings, two-family attached dwellings, community centers, religious institutions, golf courses, recreational facilities, nursing homes, libraries, and other public facilities, infrastructure, and utilities necessary to serve the development	N/A	500 square feet	60 feet/3 stories

Overall, the Concept Plan approved 7,500 residential units with a maximum gross density of 2.75 dwelling units per acre.

Two Detailed Plans affecting the residential land uses for Robson Ranch have been approved. On February 15, 2000, the City Council approved a Detailed Plan for 1,361.3 acres of the 2,725 acre Planned Development District. This acreage comprised 3,279 residential lots, golf course area, open space, and an office. Subsequently, on August 2, 2011, the City Council approved an amendment to the Detailed Plan, providing for the total acreage and precise locations of the five permitted residential land use categories in a Detailed Land Use Plan. This approved Detailed Plan permitted 63 SFVs clustered along one of the development's primary thoroughfares.

In order to maintain the flexibility to respond to market conditions as stated in the Concept Plan, the applicant requests an amendment to the 2011 Detailed Land Use Plan to accomplish the following: 1) permit residential land use categories SFL, SFP, SFC, and SFV within all areas identified as a Residential (R) use; 2) permit a maximum of 1,200 duplex units, also known as Single Family Villas (SFV); and 3) only permit MF2 within Residential (R) areas if specifically delineated or proposed as part of a detailed plan amendment.

The applicant has revised the proposed Detailed Land Use Plan so that the existing development will remain consistent with the approved 2011 Detailed Land Use Plan.

The proposed request would not increase the total number of dwelling units or total gross density, but would increase the number of SFV's from 63 to 1,200, with all other residential uses reallocated throughout the development. Furthermore, the request only addresses the residential land uses and does not propose modifications to any other approved components.

SITE DATA:

The subject property is approximately 2,725 acres generally located north of Robson Ranch Road, approximately 5,540 feet west of the I-35W Robson Ranch Road On-Ramp. Current development includes 1,964 platted residential lots, gas parks, recreational facilities, and necessary infrastructure.

USE OF PROPERTY UNDER CURRENT ZONING:

PD-173 District permits five residential land use categories at a maximum density of 2.75 dwelling units per acre: SFL, SFP, SFC, SFV, and MF2. Each residential land use category contains minimum dwelling sizes, maximum heights, minimum lot sizes, and setbacks. The specific location of each residential land use category is depicted in the attached Detailed Land Use Plan approved with Ordinance 2011-124.

SURROUNDING ZONING AND LAND USES:

North: Several parcels to the north are zoned Rural Residential (RD-5) District and are developed with gas wells. Other property to the north is located in the City of Denton's extraterritorial jurisdiction (ETJ) and is developed with single-family dwellings and gas wells.

East: Property to the east is included in the Inspiration (Hunter Ranch) Master Planned Community (MPC). The Development Plan Map identifies the proposed zoning designations in this general area as NR-2, NR-4, and NR-6 Districts, which allow single-family dwellings at low to moderate densities. It is currently undeveloped.

South: Property to the south is located within the Town of Northlake and contains single-family dwellings, gas wells, and agricultural uses.

West: Property to the west is located within the Town of Northlake and contains single-family dwellings, gas wells, and agricultural uses.

COMPATABILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES:

There are no negative ramifications anticipated to result from the requested amendment, as the proposed Detailed Plan is based upon the existing residential use categories approved in the Concept Plan for PD-173 District. The proposed amendment only addresses the placement and allocation of the residential uses and does not expand the permitted uses or modify the area, height, and use regulations.

COMPREHENSIVE PLAN:

Per the Future Land Use Map in Denton Plan 2030, the subject property is designated as "Low Density Residential." This designation is primarily intended to promote single-family housing, with lot sizes ranging from one acre or more in rural fringe areas, up to four units per acre. Dwellings in this land use district are

generally one to two stories with private driveways and open space, consisting of privately maintained tree canopy and front, back, and side yards. Building and driveway orientation, the location of private garages, building material, and the presence of sidewalks vary by neighborhood and the era of neighborhood development. Generally these types of single-family neighborhoods are developed as distinct subdivisions that are linked by internal circulation routes with limited access to local and connector roads.

The proposed modification to the Robson Ranch Detailed Plan is consistent with the goals and design criteria for Low Density Residential. The primary use will remain single-family residential at a maximum density of 2.75 dwelling units per acre, and will be designed as a defined subdivision with recreational facilities and an internal circulation system.

CONSIDERATIONS:

1. The applicant is requesting a revision to the Detailed Land Use Plan to reallocate the residential land use categories to approve: 1) residential land use categories SFL, SFP, SFC, and SFV within all areas identified as a Residential (R) use; 2) a maximum of 1,200 dwelling units for SFV (duplexes); and 3) only permit MF2 within Residential (R) areas if specifically delineated or proposed as part of a detailed plan amendment. Per the revision submitted by the applicant, existing development would remain consistent with the 2011 Detailed Land Use Plan.
2. All original conditions of approval and subsequent modifications associated with PD-173 District shall remain valid unless specified in the attached Robson Ranch Detailed Plan Amendment.
3. Since PD-173 District was created under the 1991 Denton Development Code ('91 DDC), amendments to the planned development are subject to the '91 procedures for PD Amendment approval. Pursuant to Sections 35-154 of '91 DDC, a Detailed Plan shall be approved if:
 - a. *The plan complies with the general concept plan or development plan approved for the property;*

The intent of the proposed amendment to the Detailed Land Use Plan is to allow residential development that meets the needs of future and current residents while achieving the goals of the Robson Ranch planned development and land use planning principles. The proposed change permits flexibility in the location of the residential land use categories, encouraging a variety of lot and home sizes while maintaining the overall maximum density and number of dwelling units approved with the Concept Plan.

- 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;*

Although the request will not alter the development criteria as reflected in the Robson Ranch Concept Plan, it is difficult to ascertain the impact of an increased number of SFVs due to the lack of delineation of the residential products. There is no perceived impact with adjoining properties.

The applicant has submitted a revised Detailed Land Use Plan so that existing development would remain consistent with the approved 2011 Detailed Land Use Plan to maintain the current land use pattern in areas previously developed.

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

The maximum number of residential dwellings will not increase with the proposed modification to the Detailed Land Use Plan. Consequently, the request will not result in an increase in traffic or the number of vehicular trips, and the proposed road network will not be altered.

- 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 plan is in compliance with the applicable regulations of the City.

4. During the October 12, 2016 Planning and Zoning Commission (P&Z) meeting, concerns were raised by the P&Z members and Robson Ranch residents. These concerns included the potential locations of the SFVs (duplexes), the number of SFVs (duplexes), absentee owners of the SFVs (duplexes), and whether the SFVs (duplexes) would be compatible with the existing development. P&Z made recommendations for revisions and continued the request so that the applicant could collect further neighborhood input and revise the proposal to address the concerns. The revisions proposed by P&Z included:
- a. A reduction in the number of permitted SFVs (duplexes) to 600
 - b. A requirement for the SFV (duplex) residential uses to be clustered
 - c. Buffer or transition requirements between the single-family detached residential uses and the SFV (duplex) residential uses
 - d. Prohibiting the front façade of SFV (duplex) residential uses from facing the front façade of single-family detached residential uses
 - e. Providing for general locations of SFV (duplex) residential uses
5. The applicant submitted a revision to the Detailed Land Use Plan, but has made no additional effort to address the concerns raised at the October 12, 2016 P&Z meeting. While the Planning Division does not have an objection to the request, in light of the previous discussions and neighborhood concerns, additional conditions to reduce any potential impacts on the neighborhood are considered appropriate.

STAFF RECOMMENDATION:

Staff recommends approval of the request consistent with the P&Z recommendations made on October 12, 2016 as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

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, 1,612 notices were sent to property owners within 200 feet of the subject property, 1,941 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. The applicant also held a neighborhood meeting on October 5, 2016. Thirty four letters in opposition of the request, 21 letters neutral to the request, and 43 letters in favor of the request have been received.

PROJECT TIMELINE:

Application Received:	July 29, 2016
1 st Submittal Sent to DRC Members:	August 10, 2016
Comments Released to Applicant:	September 7, 2016
Business Days under DRC Review:	20
Business Day out to Applicant:	0
Total Business Days:	20

EXHIBITS:

- Aerial Map
- Future Land Use Map
- Current Detailed Land Use Map
- Proposed Detailed Plan Amendment
- Notification Map

Respectfully submitted:
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Development Review Committee Administrator

Prepared by:
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Senior Planner