



Legislation Text

File #: S16-0008b, **Version:** 1

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: March 21, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance for a Specific Use Permit to allow multifamily development on approximately 20.49 acres. The property is generally located at 2100 South Mayhill and at the end of Hudsonwood Drive in the City of Denton, Denton County, Texas. (S16-0008, The Standard/The Hudson at Medpark).

BACKGROUND

The subject tract is located northwest of the Mayhill Road / Colorado Boulevard intersection. It comprises the westernmost area, located at the terminus of Hudsonwood Drive, and is approximately 20.49 acres. The applicant intends to develop the subject tract for multi-family use pending approval of this SUP and request to rezone the property to Regional Center Residential 2 (RCR-2) District. The applicant has also indicated an intent to subdivide the subject property into three lots and to extend Hudsonwood Drive towards Mayhill Road. Multi-family development would be located on both the north and south side of Hudsonwood Drive.

The proposed development will feature two different complexes of apartments, as reflected on the Proposed Site Plan. The Standard will be located on the north side of Hudsonwood Drive and will feature four three-story multi-family buildings. The buildings will feature a mixture of one, two, and three bedroom units. The proposed buildings are all approximately 16 feet lower than the maximum allowed 50 foot building height, and the density of units on the lot for The Standard will be 25.56 dwelling units per acre. The total number of units will be 263, which is 148 units less than the maximum that would be permitted for the lot acreage.

The second set of apartments will be known as The Hudson. The applicant intends these apartments to be age-restricted for independent senior living. The Hudson will feature two three-story buildings with a mixture of one and two bedroom units. The proposed buildings are both approximately 34 feet tall, and the density of units for this lot will be 24.06 dwelling units per acre. The total number of units will be 160, which is 106 units less than the maximum that would be permitted for the lot acreage.

Parking ratio requirement for the developments comply with the Denton Development Code standards. Ingress and egress from the multi-family development will be provided along Hudsonwood Drive. Subchapter 13 of the DDC requires a 10-foot wide landscape buffer with 5 trees and 30 shrubs per 100 linear feet to be located along the northern and eastern perimeter of the northern lot adjoining the existing single-family residences. Street trees are to be provided along Hudsonwood Drive, and the proposed detention pond will be screened from all sides.

Properties to north, east, and southeast are undeveloped with the exception of a few single-family residences. A multi-family development known as Providence Place II exists on adjoining land to the south and west. The applicant's request to construct two multi-family complexes with a total of 423 units is not inconsistent with the pattern of development in this area of the City and would be comparable to the adjoining multi-family development in scale. The development is also located in relatively close proximity to the MedPark rail station as well as bicycle/pedestrian trails, which would be useful resources for future residents of the area.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request subject to the following conditions:

1. The proposed multi-family developments will comply with attached Site Plans and Landscape Plans.
2. The proposed multi-family developments will meet or exceed the requirements of DDC 35.13.13.2; however, EIFS shall be permitted only as accent building materials limited to 10% of the total building façade.
3. No pole signage shall be used along Hudsonwood Drive. Signs shall be designed in accordance with the dimensional requirements in Chapter 33 of the Code of Ordinances.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On March 8, 2017 the Planning and Zoning Commission recommended approval of the rezoning request (6-0), subject to the conditions indicated above.

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: **3.4 Encourage development, redevelopment, recruitment, and retention**

EXHIBITS

1. Staff Analysis
2. Site Location Map
3. Zoning Map
4. Future Land Use Map

5. Presentation Slides
6. Proposed Site Plan
7. Proposed Landscape Plan
8. Zoning Change Map
9. Public Notification Map and Responses
10. Planning and Zoning Commission Meeting Minutes
11. Draft Ordinance

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