

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-39 for the (MF-18) Multi-Family Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(MF-18) Multi-Family Residential District	Apartment Complex
SOUTH	PD-39 for the (MF-12) Multi-Family Residential District	Apartment Complex
EAST	(SF-7/14) Single-Family Residential District	Rosemeade Park
WEST	(SF-7/16) Single-Family Residential District	Single-Family Residential Subdivision (Across Old Denton Road)

REQUEST: Amend and replace PD-39 to allow modified conceptual plans and increase the height for the assisted living facility from 2-story to 3-story and add single-story, multi-family structures (3-unit, 4-unit, and 5-unit)

PROPOSED USE: Assisted Living facility (existing) and proposed additional uses of 3-unit, 4-unit, and 5-unit residential multi-family structures (villas)

ACRES/LOTS: Approximately 11.2 acres / 1 lot

LOCATION: 3500 Old Denton Road

HISTORY: The property was platted in 1997.
PD-39 was amended in 1997 to allow a retirement home complex.
PD-39 was amended in 2004 for the existing assisted living facility.

COMPREHENSIVE PLAN: Residential – Multi-Family

TRANSPORTATION PLAN: Old Denton Road is designated as an (A8D) 8-Lane Divided Arterial.

OWNER: Barry Potts

REPRESENTED BY: Victoria Morris / Jackson Walker LLP

STAFF ANALYSIS

PROPOSAL

This request consists of allowing a modification to the existing assisted living facility (multi-family residential) to include a three-story facility in lieu of existing two-story and to include single-story multi-tenant villas.

ZONING

The property is zoned PD-39 for the (MF-18) Multi-Family Residential District.

ELEMENTS TO CONSIDER

1. The existing assisted living facility was established via PD-39 in 1997 and allowed 126 dwelling units; it was amended in 2004.
2. The number of dwelling units proposed will stay at 126.
3. The proposal's development site is the same area the existing development is located and consists of approximately 6.2 acres of developable land due to approximately five acres of the property is in a large drainage easement along the southern perimeter. This land pattern creates a more-clustered development but is still well below the 18 dwelling units per acre threshold in the (MF-18) Multi-Family Residential District. The development proposal, similar to the existing, consists of approximately 11.25 dwelling units per acre.
4. The three-story main building will have its lower level consisting of dwelling units in conjunction with vehicle garages.
5. If the existing facility should redevelop, it will be required to be in general conformance with the applicant's exhibits included in this report.
6. A Traffic Impact Analysis (TIA) was not required by Transportation Engineering.
7. Staff has received written public comments.

CONCLUSION:

Staff believes the request is reasonable and it should not have any adverse impact to the surrounding uses.