

Denton Planning Commission

Minutes

Town of Denton

April 24, 2018

Planning Commission Members:

Doris Walls, Chairperson*

William Quick*

Sue Cruickshank*

Marina Dowdall*

Dean Danielson *

Nicholas T. Iliff, Jr.**

* Those Present

** Excused

*** Absent

Visitors:

Patrick Thomas

David Renshaw

Don Mulrine, Jr.

Recording:

Derrick Kennedy

PROCEEDINGS

Call to Order:

The Planning Commission Meeting was called to order by Chairperson Walls at 6:00 p.m., on April 24, 2018, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The March 27, 2018, Planning Commission Meeting minutes were reviewed and approved unanimously as submitted.

Old Business #1 – Other: – None.

New Business #1 – Denton Project LLC/Reclassification of Zoning: – Patrick Thomas, Attorney for Denton Project LLC, provided an overview of the proposed project. Mr. Thomas referred to the Town of Denton Zoning Map to provide the location of the property on Market Street. The proposed project includes fourteen (14) twelve (12) unit three (3) story apartment buildings and referred to the Concept Plan.

In order to proceed with this project, it will require a reclassification of zoning from Recreation and Parks (RP) to Mixed Residential (MR) and a text amendment to the Chapter 128, Table of Density and Dimensional Regulations for a maximum height of forty (40) feet and three (3) stories.

Water and sewer is available for this project. The sewer will connect to Camp Road and the water will connect to Market Street.

The traffic study has been completed and the intersection at Gay and Market Streets remain in “A” (acceptable levels) with the analysis of the traffic count.

Mr. Thomas will provide evidence for the request of change in zoning based on mistake at the next Planning Commission Meeting.

The Town Attorney will provide a Findings of Fact for review by the Planning Commission at the May Meeting.

Commissioner Dowdall motioned to recommend the change in zoning classification from Recreation and Parks (RP) to Mixed Residential (MR) based on a mistake for the current zoning classification for this parcel.

Commissioner Quick seconded the motion. The motion passed unanimously (5:0).

New Business #2 – Ordinance No. 690: - Patrick Thomas referred to the proposed text amendment for the Chapter 128, Table of Density and Dimensional Regulations. The reason for the proposed text amendment is because the proposed project for Denton Project LLC is not currently feasible if developed with the maximum height of thirty (30) feet and two (2) stories under the existing regulations.

Mr. Thomas noted the following factors to validate the requested change:

- Under the existing Table of Density and Dimensional Regulations, all other uses in the Mixed Residential District (MR) are permitted a maximum height of forty (40) feet and three (3) stories.
- All other surrounding districts, allow or exceed the maximum height of forty (40) feet and three (3) stories.
- Allowing this increase would not allow a height that exceeds the maximum height in other zoning districts and would be consistent with other zoning districts.
- Prior to the adoption of Ordinance No. 582 in July 2009, the maximum height permitted for apartments in the MR District was fifty (50) feet and four (4) stories.
- The proposed change is consistent with the Smart Growth concepts to build up and not out.
- The proposed text amendment allows the increase of maximum height to Mixed Residential (MR) zoned parcels of twenty (20) acres or more.

Commissioner Quick motioned to recommend the adoption of Ordinance No. 690 removing the acreage limitation of 20 acres.

Vice Chairperson Cruickshank seconded the motion. The motion passed unanimously (5:0).

New Business #3 – Other: Staff updates on projects.

Staff Item #1 – Other: Chairperson Walls referred to the proposed Ordinance No. 690 for the Table of Density and Dimensional Regulations.

Chairperson Walls motioned to change Ordinance No. 690 Table of Density and Dimensional Regulations to include an increase for the maximum height in the Mixed Industrial (MI) District for multifamily dwellings to forty (40) feet and three (3) stories.

Commissioner Quick seconded the motion. The motion passed unanimously (5:0)

Adjournment: The meeting adjourned at 6:30 p.m.