



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: April 8, 2014

Reference: Ordinance for Case No. PD-270-RBN, The Avenue at Denton Tap, to allow multifamily units over office/retail uses on 1.77 acres of property located at the northwest corner of Southwestern Boulevard and South Denton Tap Road.

2030: **Business Prosperity, Sense of Community, Special Place to Live**

Introduction:

This proposal is for 29 multifamily units, accessory uses, and 8,575 square feet of office/retail and parking on the first floor. Over one-third of the parking (41 of the 119 spaces) are contained within the structure. This PD also includes a future community building. The height is proposed to be two-story on the northwest corner adjacent to the residential corner and three-story on the remainder of the building. This request addresses the transition between the existing conditions (single family residential to the northwest) and desired mixed use product called for in the *Comprehensive Master Plan*.

Analysis:

On March 11, 2014 Council tabled the consideration of this ordinance until the April 8th Council meeting.

On February 11, 2014 Council approved this PD request at a vote of 6-1, subject to the PD conditions as included in the Ordinance.

On January 16, 2014 the Planning and Zoning Commission unanimously recommended approval of this PD subject to various conditions.

Legal Review: The City Attorney reviewed this ordinance.

Fiscal Impact: None

Recommendation: The Planning Department recommends approval

Attachments: Ordinance with Exhibits A-G.