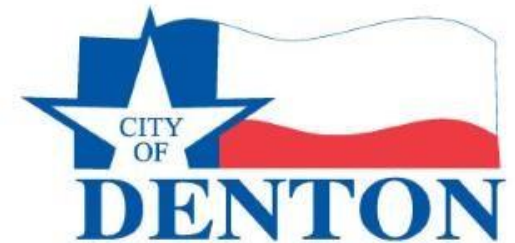


PDA20-0004 Country Lakes North

**March 11, 2021
Community Meeting**

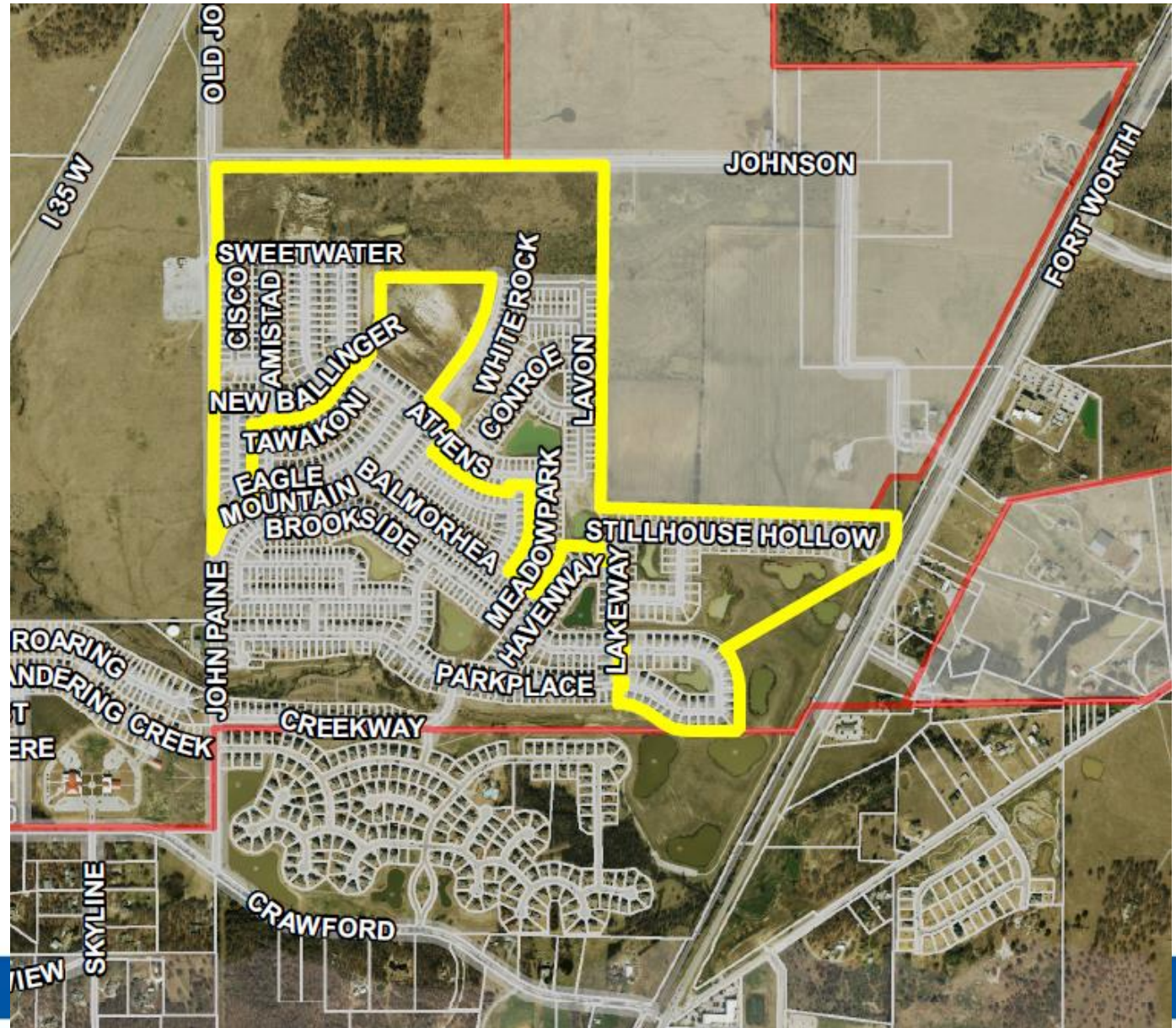


Agenda

- I. Request
- II. Development Standards
- III. Planned Developments, Generally
- IV. Background of Country Lakes North
 - A. Concept Plan
 - B. Detailed Plan
- V. Building (Lot) Coverage and Country Lakes North
- VI. What does it all mean?

Request

- Planned Development
Amendment to restore building
(lot) coverage from 40% to 50%

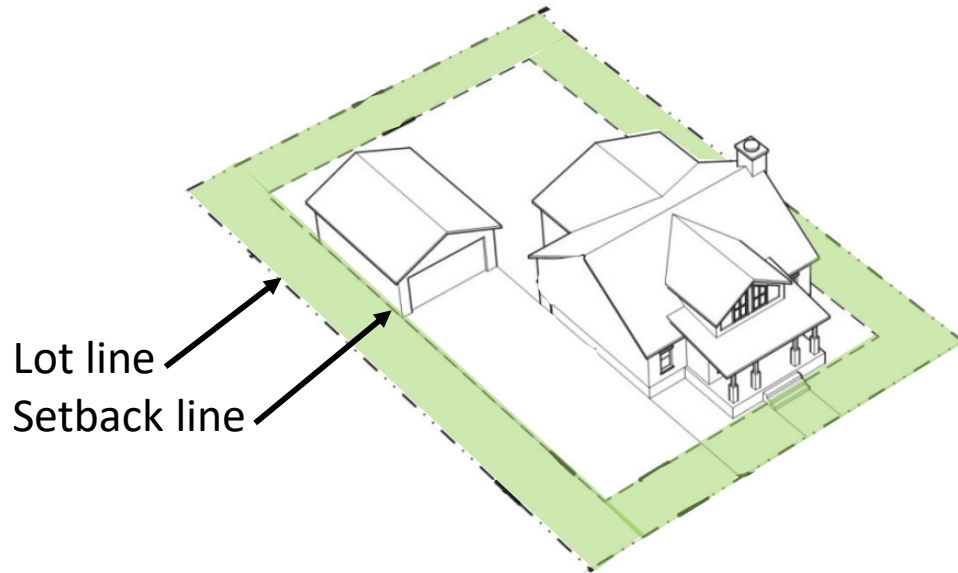


Development Standards, Generally

Setbacks

“the box you can build in”

Imaginary line parallel to lot lines between which no structures are permitted



Building (Lot) Coverage

“the amount of building footprint that can fit in the box”

The total area of all structures on a lot, can include:

- ✓ Dwellings
- ✓ Detached garages
- ✓ Covered porches
- ✓ Sheds
- ✓ Pergolas, covered outdoor kitchens, gazebos, or other garden structures
- ✓ Covered patios
- ✓ Anything with a roof
- Does not include sidewalks, uncovered patios, swimming pools, decking, or driveways



Lots must conform to both requirements

Planned Developments, Generally

A PD is a unique zoning district (special rules for a particular site); required 2 steps:

1. **General Concept Plan:** Established general guidelines and standards, for example:
 - Permitted uses
 - Minimum lot sizes
 - Lot coverage
 - Landscaping
 - Building heights
2. **Detailed Plan:** The final step, typically a map

SECTION III Land Uses That the following land uses are authorized within the district

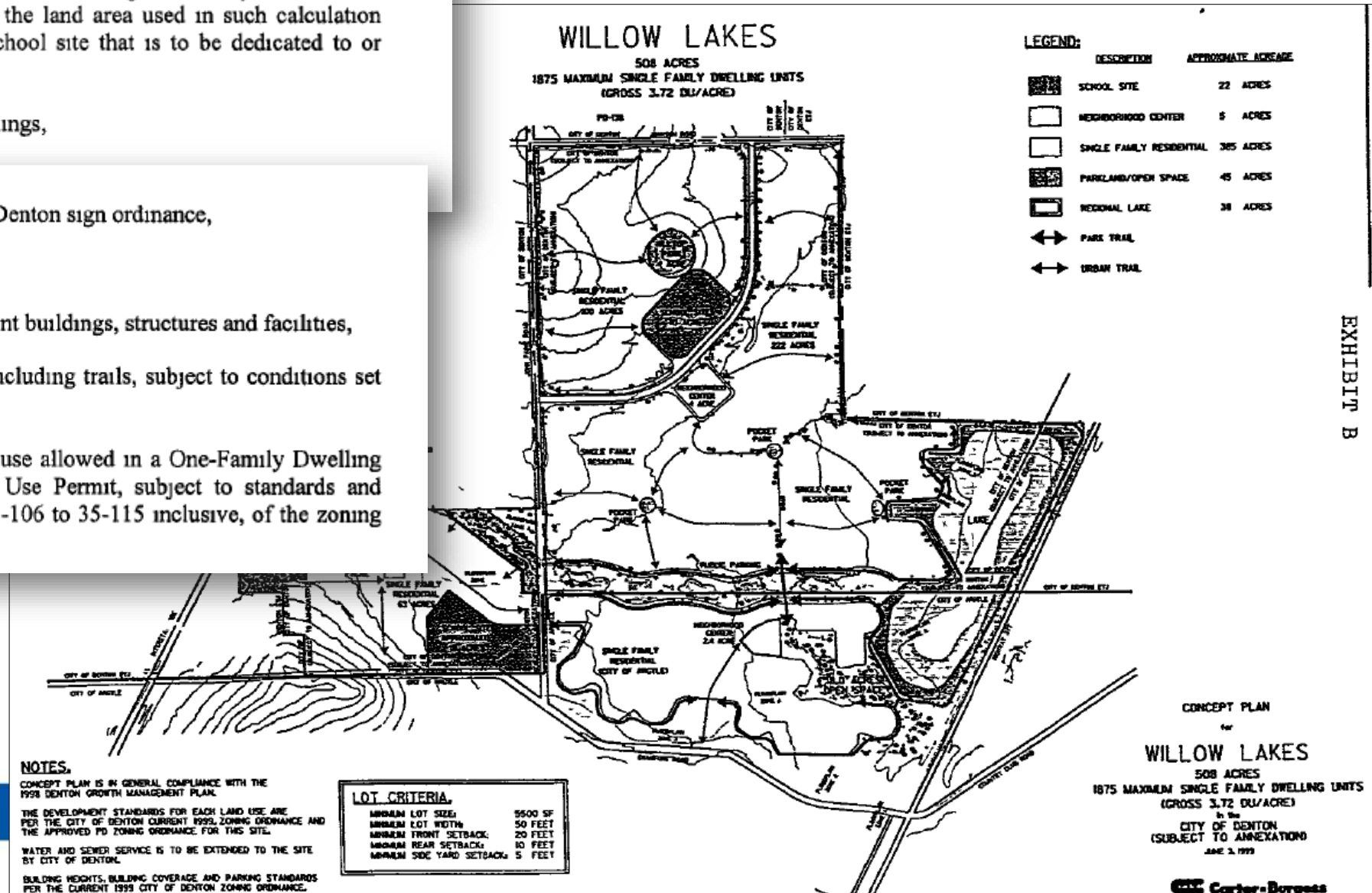
- (1) one-family dwellings detached, not to exceed a gross density of 3.25 units per acre, provided, however, that the land area used in such calculation shall be net of the area of any school site that is to be dedicated to or acquired by a school district,
- (2) uses accessory to one-family dwellings,
- (3) other signs conforming to City of Denton sign ordinance,
- (4) home office as accessory use,
- (5) public schools and other government buildings, structures and facilities,
- (6) parks and recreational facilities, including trails, subject to conditions set forth in section VI,
- (7) detached living quarters, and any use allowed in a One-Family Dwelling Unit (SF-7) District by Specific Use Permit, subject to standards and procedures set forth in sections 35-106 to 35-115 inclusive, of the zoning ordinance

Outlined permitted Land Uses

3/11/2021



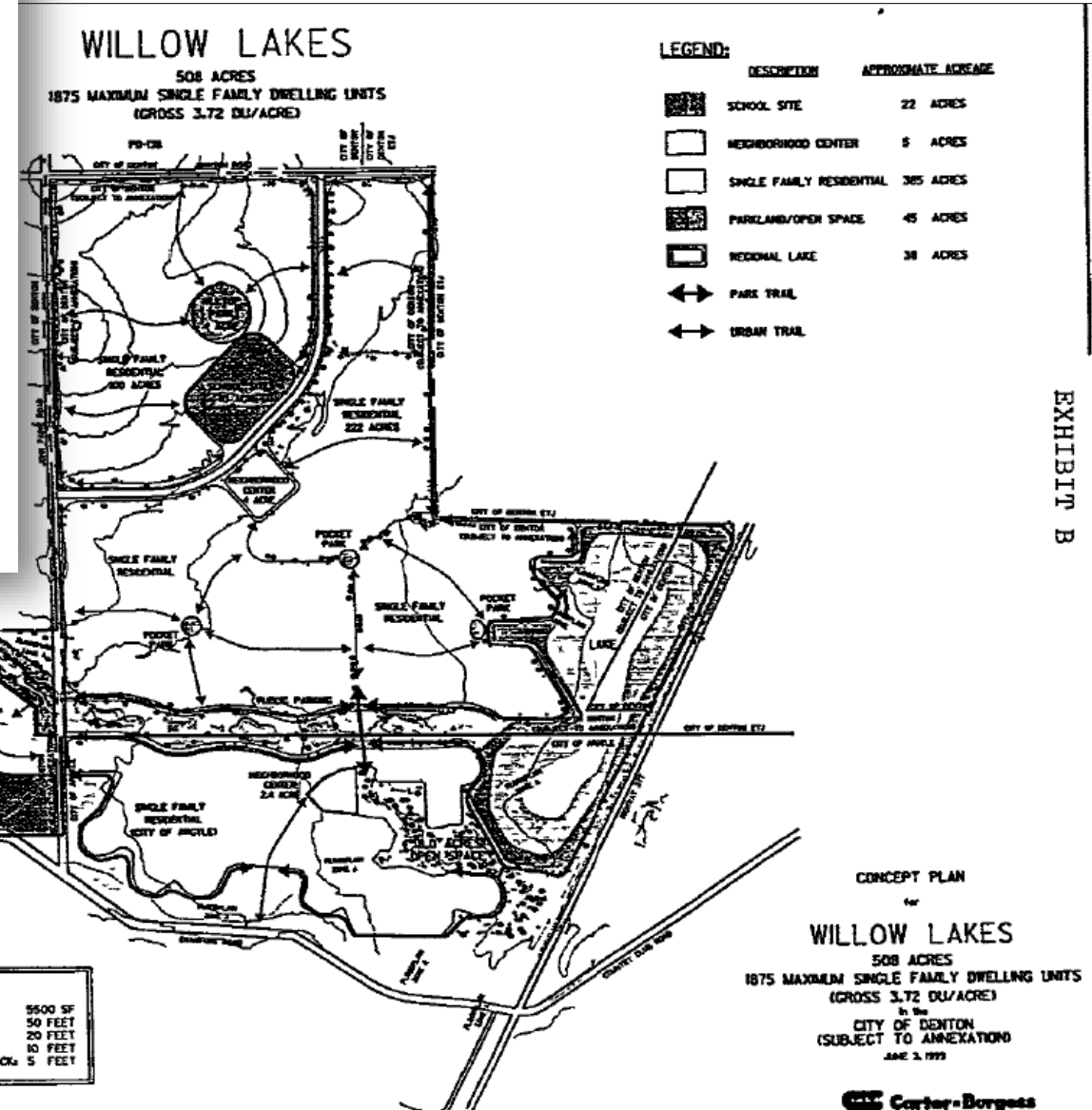
General Concept Plan



SECTION V Development Standards. That one-family dwellings within the district are subject to the following development standards by lot size

Min Lot Size	8,400 sf*	7,000 sf	5,500 sf
Min Lot Width	70'	60'	50'
Min Lot Depth	110'	105'	105'
Max Bldg Coverage	50%	50%	50%
Open Space per Lot	20%	20%	20%
Front yard set-back	25'	20'	20'
Rear yard set-back	20'	20'	15'
Side yard set-back	7'	5'	5'
Max Height	36'	36'	36'

General Concept Plan



Established
Development
Standards



3/11/2021

Detailed Plan

LOT CRITERIA		
GENERAL:		
MAXIMUM BUILDING HEIGHT	35'	
MAXIMUM LOT COVERAGE	50%	
MINIMUM PARKING SPACES	2 PER LOT	
3000 SF:		
MINIMUM LOT SIZE:	2000 SF	
MINIMUM LOT WIDTH:	40 FEET	
MINIMUM LOT DEPTH:	40 FEET	
MINIMUM FRONT SETBACK:	20 FEET	
MINIMUM REAR SETBACK:	10 FEET	
MINIMUM SIDE YARD SETBACK:	5 FEET	
4000 SF:		
MINIMUM LOT SIZE:	2000 SF	
MINIMUM LOT WIDTH:	40 FEET	
MINIMUM LOT DEPTH:	40 FEET	
MINIMUM FRONT SETBACK:	20 FEET	
MINIMUM REAR SETBACK:	10 FEET	
MINIMUM SIDE YARD SETBACK:	5 FEET	
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MINIMUM FRONT SETBACK:	20 FEET	
MINIMUM REAR SETBACK:	10 FEET	
MINIMUM SIDE YARD SETBACK:	5 FEET	

Thus far, Country Lakes has been constructed using the 50% maximum building coverage.

However, City Staff recently discovered that a Detailed Plan approved in 2000 which modified the maximum building coverage 40% of the lot area, inconsistent with the original PD development standards.

How has Building Coverage been applied?

Assessment of the most recent phases (Phases 7 and 5A):

- Total # of Permits: **95**
- # of lots over 40% building coverage: **59**
- Average Building Coverage: **42%**
- Median Building Coverage: **43%**



3/11/2021



Building (Lot) Coverage



Lot size: 7,274 square feet

Dwelling + pergola footprint size:

3,006 square feet (41% of the lot area)

Lot size: 7,274 square feet

Dwelling footprint size:

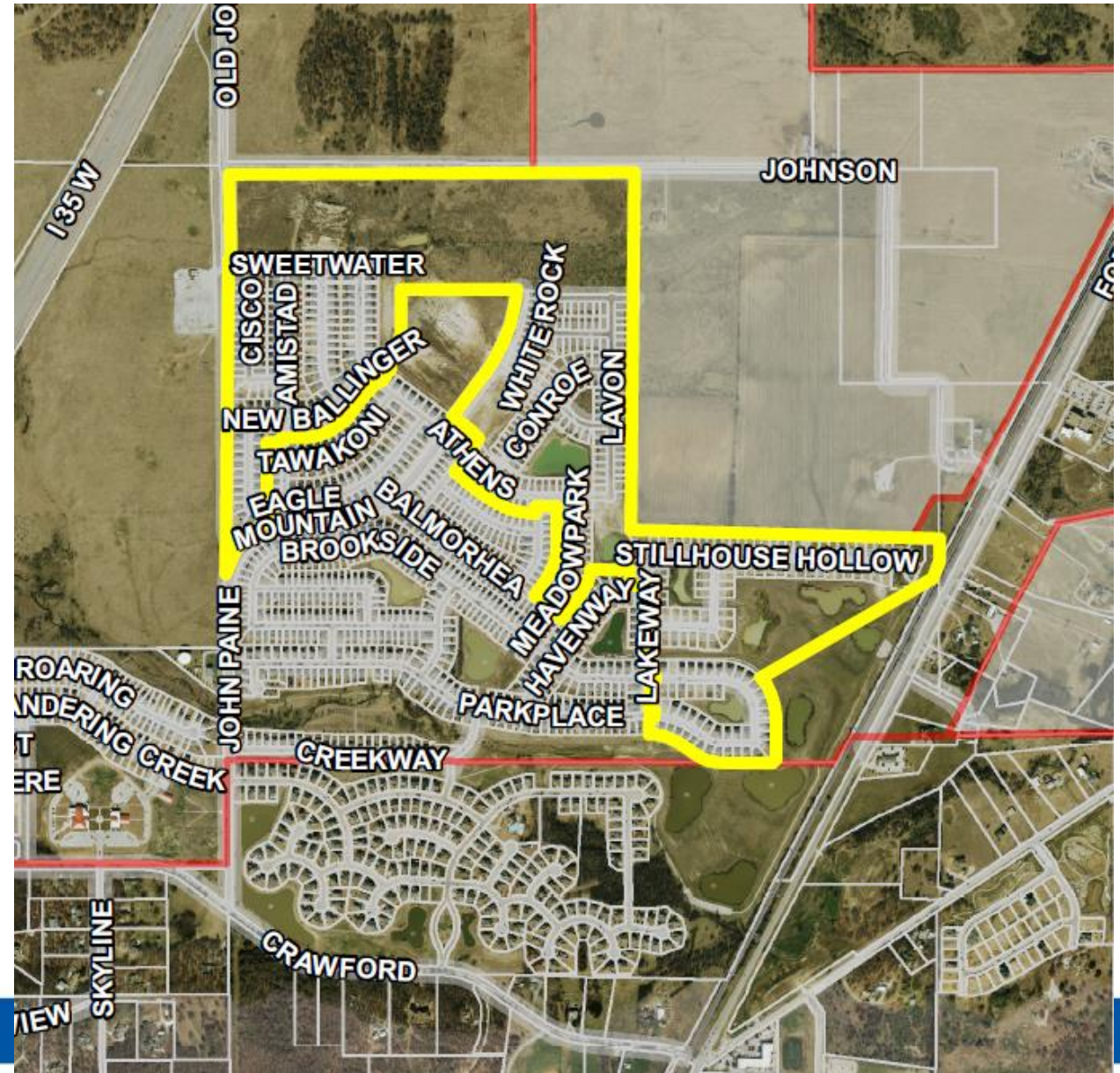
3,363 square feet (46% of the lot area)

How will the request affect Country Lakes North?

- Lots within yellow boundary would allow 50% building coverage for new construction and existing dwellings
- Make non-conforming dwellings (those with lot coverage over 40%) into conforming structures
- **Does not introduce new uses or additional density to the Country Lakes North**



3/11/2021



Public Outreach

Mailing: Properties within 200 feet of the impacted areas: 488 notices

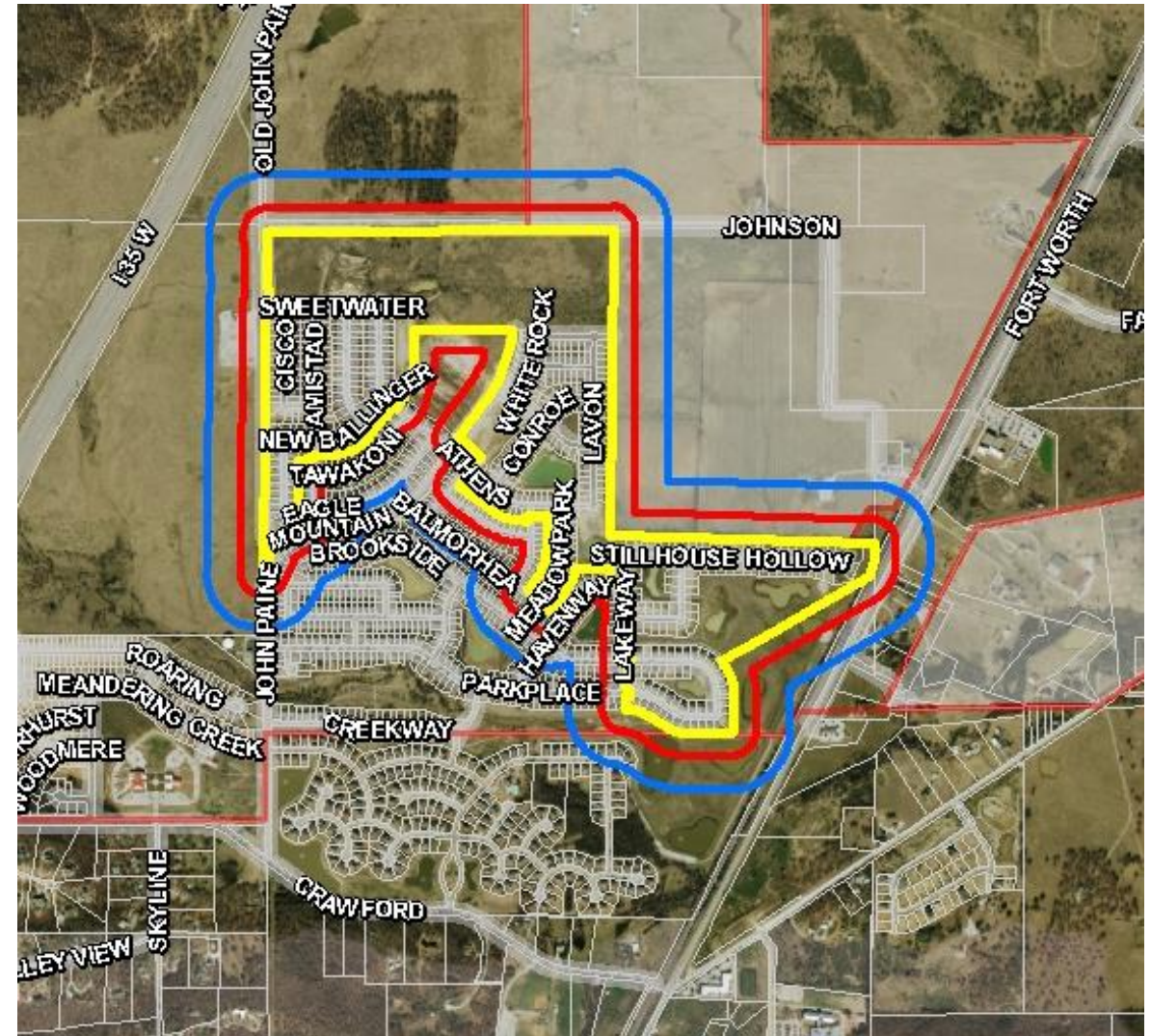
Community meeting: March 11, 2021

Contact Information:

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File ID: PD20-0004

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Questions?

