



97 LAND COMPANY

— TURNKEY DEVELOPMENT SERVICES —

TEASLEY FLATS MULTI-FAMILY S21-0005 SPECIFIC USE PERMIT

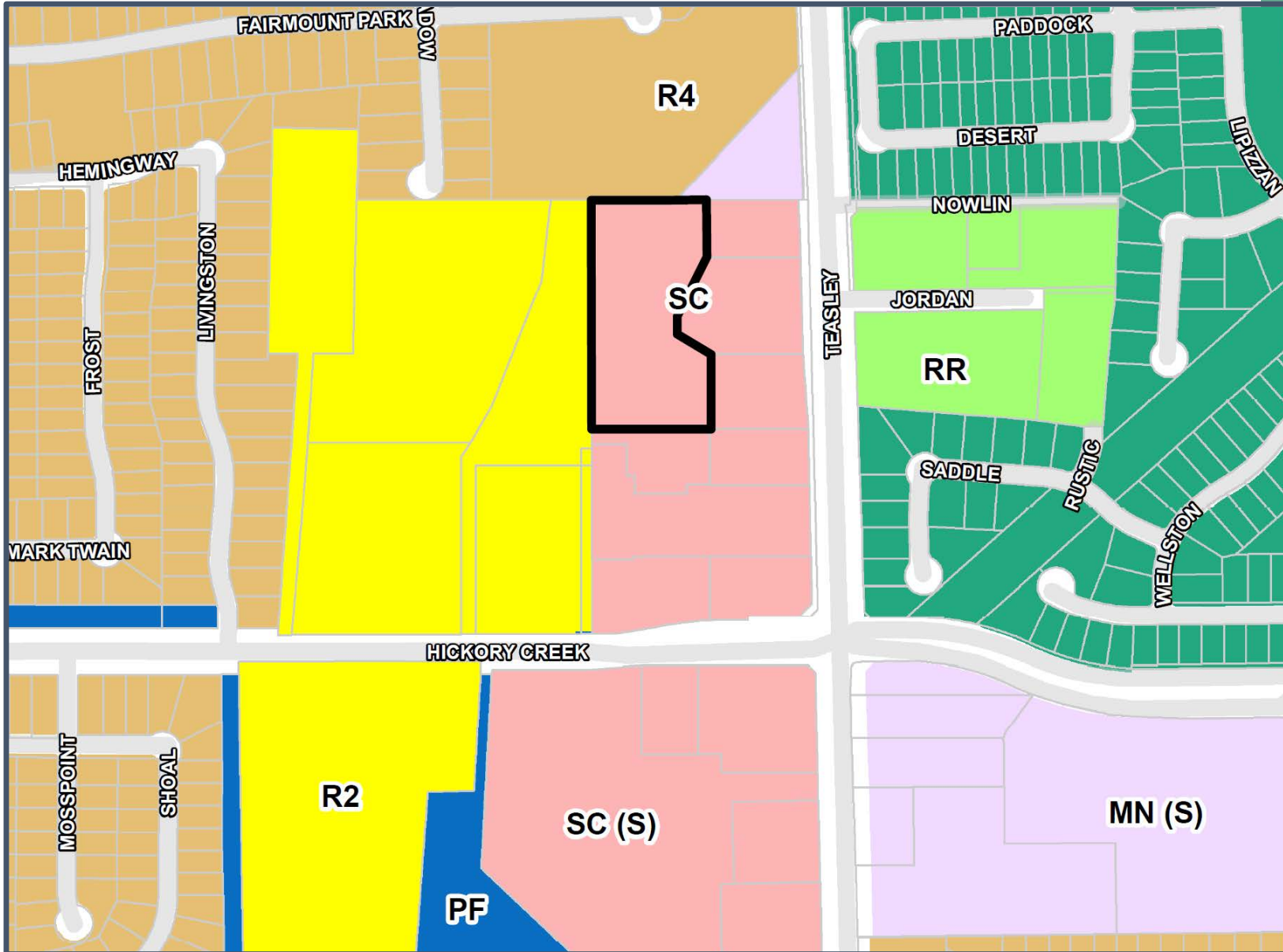
NEIGHBORHOOD MEETINGS

November 2022



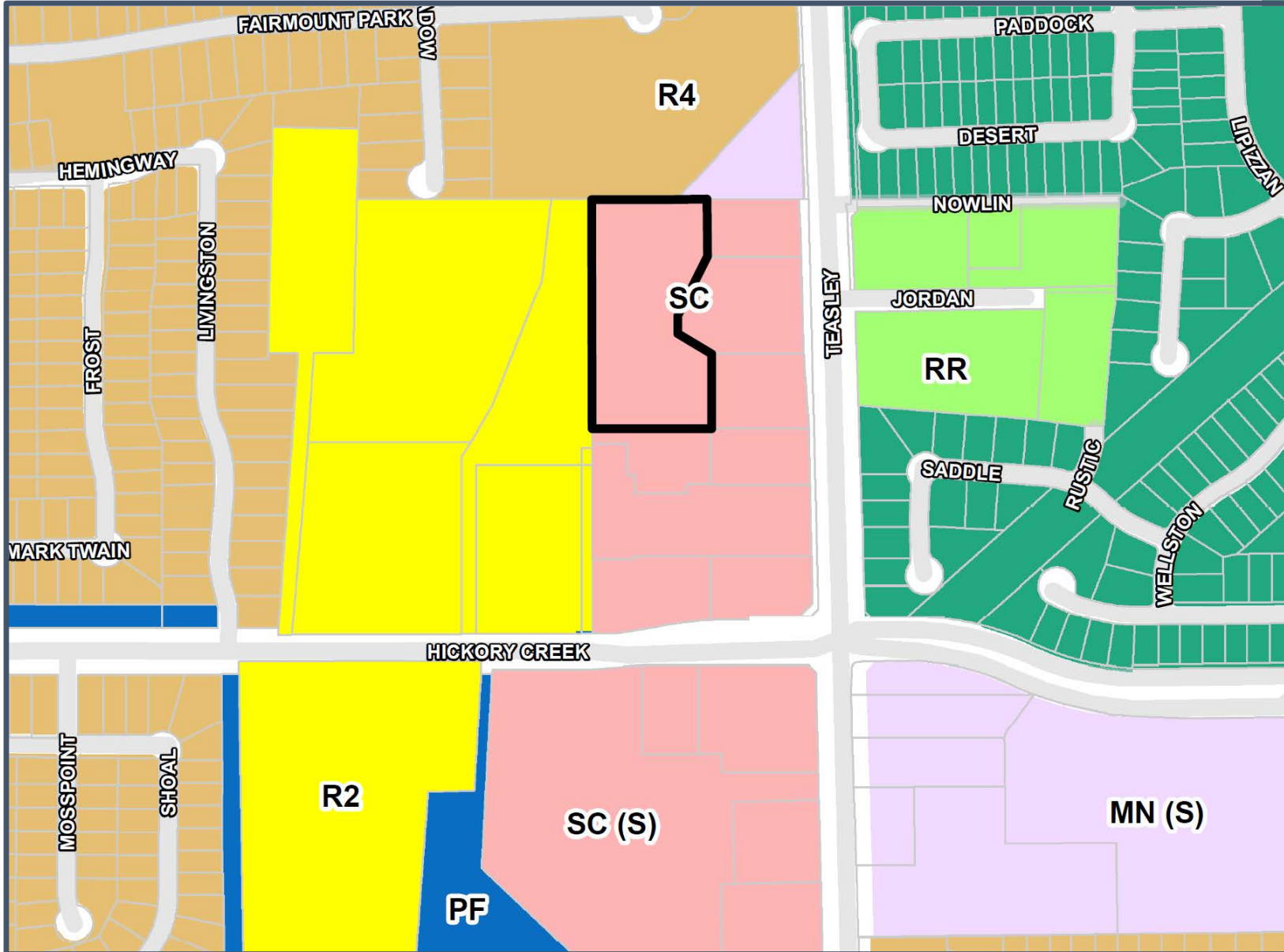
OVERVIEW & HISTORY

- 4 acre site located just north of Sprouts
- Proposed 95-unit multi-family development
- Zoning requires a Specific Use Permit
- Planning & Zoning Commission Aug 24th
- Recommendation of Denial due to Neighbor Opposition and Concerns



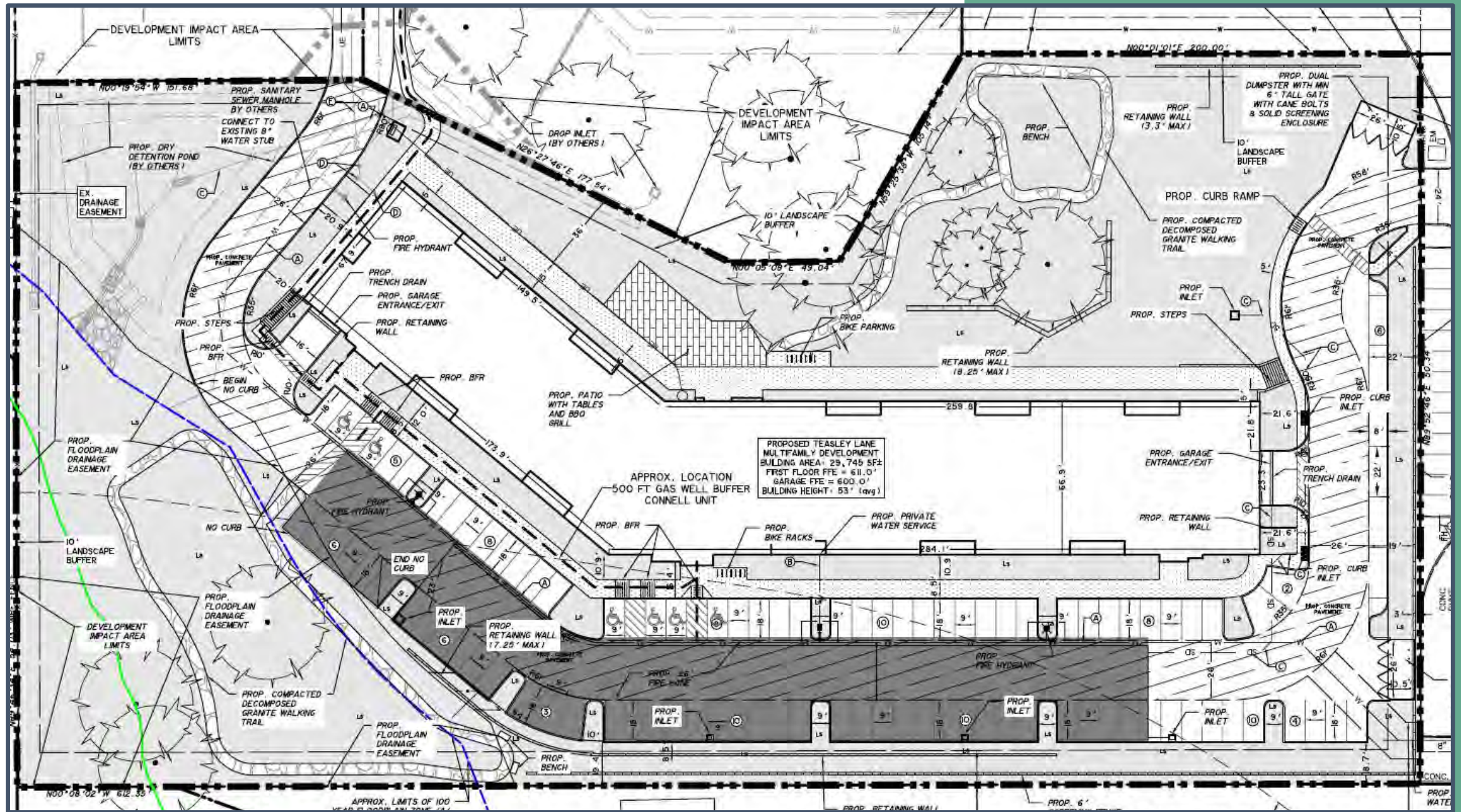
SUBURBAN CORRIDOR

*“The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building and landscape design, buildings oriented to the street, and **appropriate buffering from adjacent neighborhoods**. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.”*



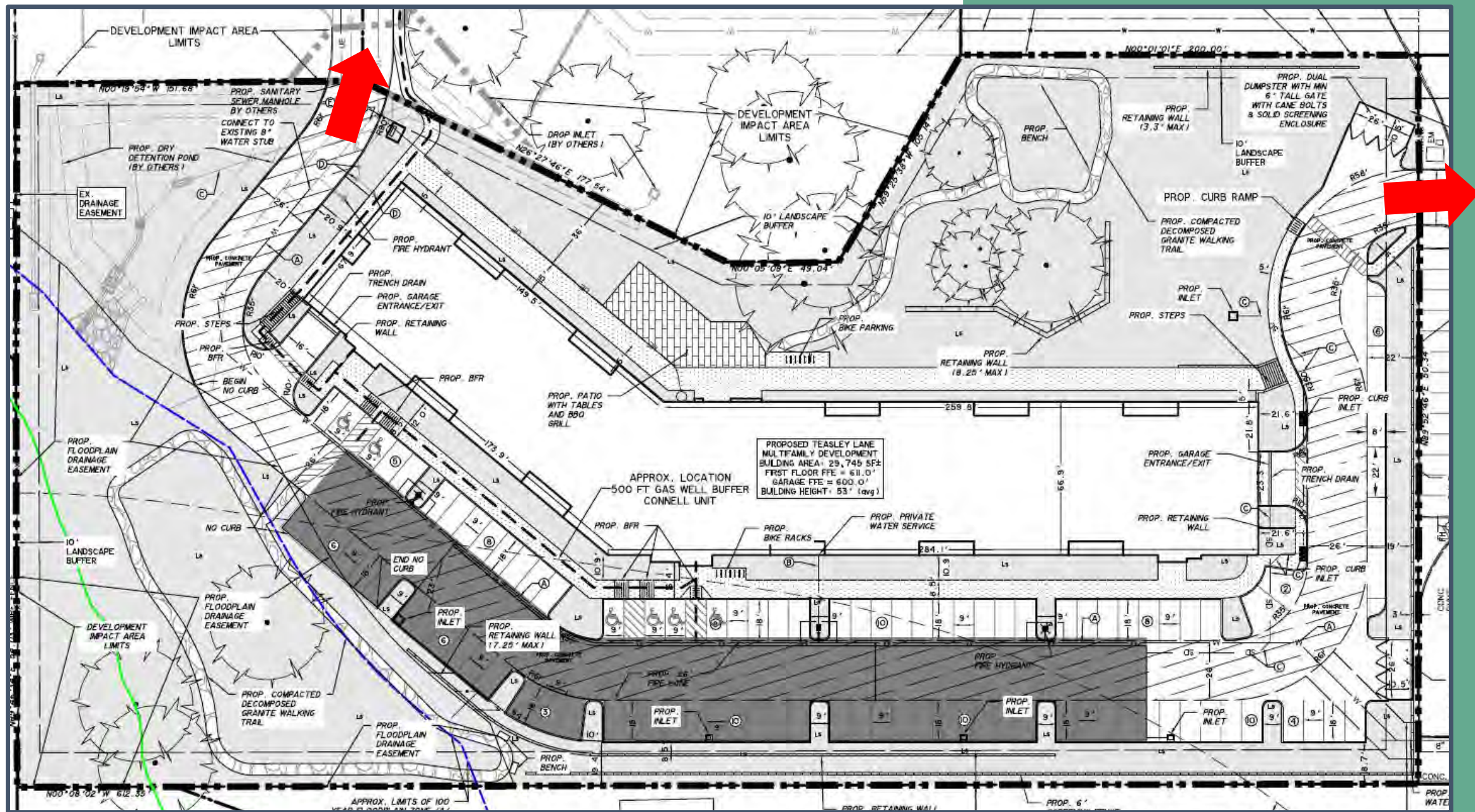
SPECIFIC USE PERMIT

"The specific use permit (SUP) procedure provides a mechanism for the city to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts"

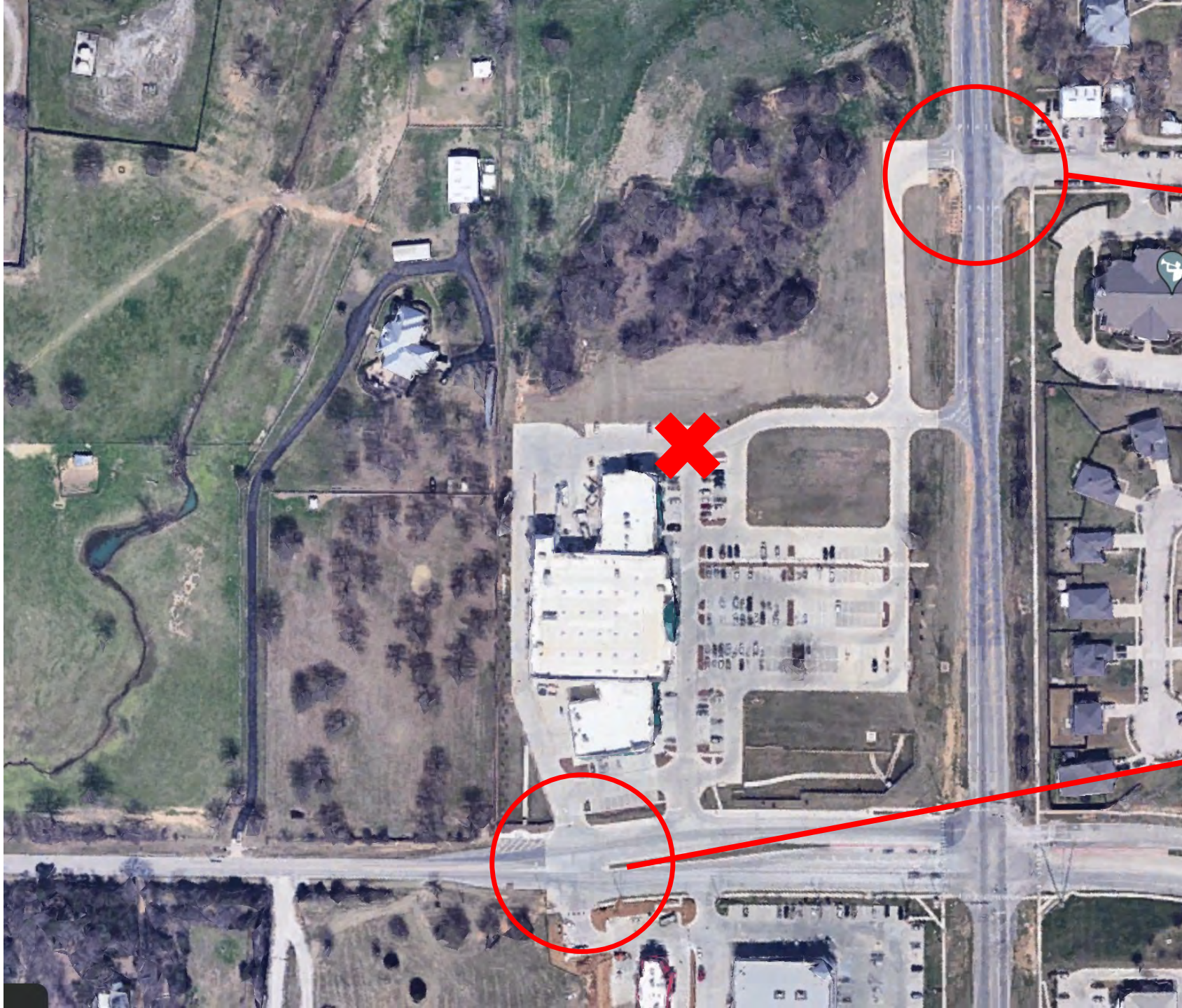


NEIGHBORHOOD AND P&Z COMMISSION CONCERNS

- Access/safety through Sprouts
- Increased traffic
- Lack of onsite amenities
- Residents accessing HOA amenities
 - Pool, playground, pond, trails
- Security between multi-family and single-family residences
- Scale of development
- Adequate amount open space / landscaping onsite
- Concerns about drainage issues







TRAFFIC COMPARISON

Source: Institute of Transportation Engineers (ITE Trip Generation Manual)

Scenario A - Denton Teasely - Residential Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
221	Multifamily Housing (Mid-Rise) (4 Stories)	95 Units	407	30	7	23	37	23	14

Scenario B - Denton Teasely - Commercial Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
822	Strip Retail Plaza (<40KSF)	10,000 SF	652	29	17	12	78	39	39
932	High-Turnover (Sit-Down) Restaurant	8,600 SF	922	82	45	37	78	48	30
Total:		18,600 SF	1,574	111	62	49	156	87	69

Scenario C - Denton Teasely - Commercial Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
710	General Office	20,000 SF	287	42	37	5	44	7	37
932	High-Turnover (Sit-Down) Restaurant	8,600 SF	922	82	45	37	78	48	30
Total:		28,600 SF	1,209	124	82	42	122	55	67





TEASLEY FLATS











 **LUMION** **ONSITE AMENITIES**











	PROPOSED	REQUIRED
OPEN SPACE	65%	20%
LANDSCAPING	50%	20%
TREE CANOPY	60%	30%
BUILDING COVERAGE	20%	80% MAX

*proposed numbers are rounded down except building coverage, which is rounded up





*A Local Denton Women-Owned Business
committed to genuine and responsive
Neighborhood Engagement.*

CONTACT

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Come See Us!