

INFORMAL STAFF REPORT TO MAYOR AND CITY COUNCIL

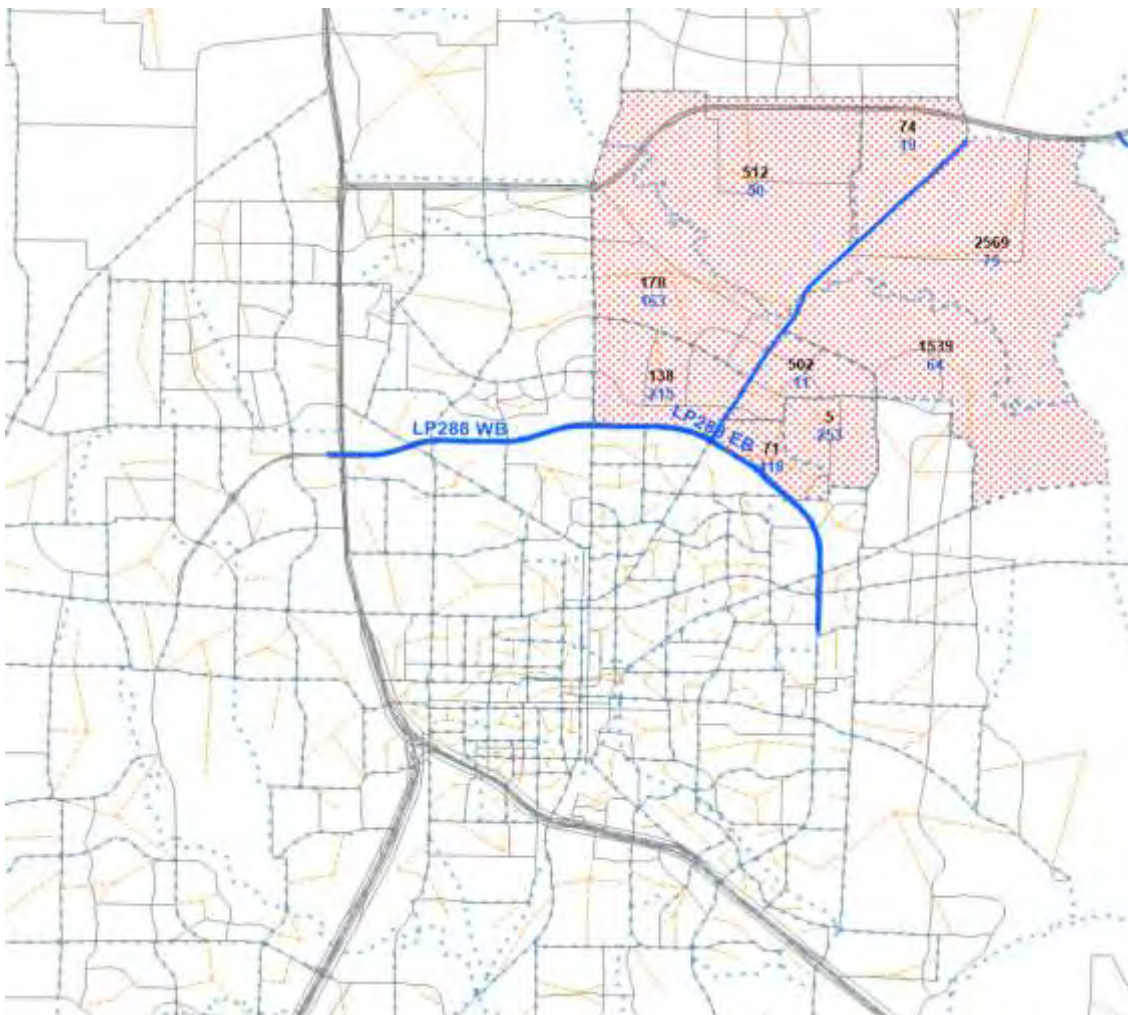
SUBJECT:

Residential Development on Sherman Drive (FM 428) North of Loop 288.

EXECUTIVE SUMMARY:

As a result of development interest in the area on and around the Sherman Drive (FM 428) corridor, City staff is working to ensure that anticipated growth is managed effectively and potential impacts to the city's transportation network are addressed proactively.

Accordingly, staff has initiated a traffic analysis for the area surrounding the Sherman Drive corridor north of Loop 288 as shown **below**.



This study will use existing zoning and land uses, proposed land uses, scheduled build-out, potential growth, and capital investment plans to assess traffic impacts and develop solutions in anticipation of future growth of this area. In preparation for the analysis, staff has identified approved and pending applications as well as an initial build-out using NR-4 zoning as the potential growth factor.

Approved and Pending Applications

Preliminary research into northeast Denton, which includes the area bounded by North Locust Street and East University Drive, indicates high residential growth potential:

- Approved single-family platted lots: 1,129
 - o Stark Farms: 390 lots; preliminary plat approved 8/22/2018.
- Pending initial zoning assignment for the Diamond T (Agave Ranch Z18-0011), if approved: 368 lots.
- Additional 150 multi-family dwellings (Palladium) will commence vertical construction.

In total, this represents 1,647 households for the area in the near future. Using 2016 Census estimates of 2.62 persons per household, this would be an increase of over 4,300 residents.

Potential Growth

The area's large tracts of land, nearby opportunities for outdoor recreation, and connectivity to neighboring communities suggest that development pressure in north Denton will continue. Previous development proposals in northeast Denton were hindered due to a lack of public infrastructure such as water and sewer. However, as these properties develop, public facilities will be extended with each project, expanding the possibility for additional development.

To contextualize the growth potential, staff added the acreage of the un-zoned RD-5X parcels (those parcels which were annexed into the City but have not received an initial zoning designation) in the area north of Loop 288 near FM 428. This land area (excluding the FEMA floodplain) is approximately 5,152 acres. If this acreage was zoned with NR-4 (four units per acre) this could potentially result in 20,608 new single family lots. Development in the extraterritorial jurisdiction could push that number higher.

Using the 2.62 persons per household metric, the potential growth for this area could include almost 54,000 residents. Using a more conservative build-out with NR-2 zoning (two units per acre) it has the potential for almost 27,000 additional residents.

In addition to this area, staff is currently working with Traffic Engineering and Capital Projects staff to continually update and monitor growth trends to proactively address any impacts as applications are brought forward.

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