



DEPARTMENT OF DEVELOPMENT SERVICES

Development Services Center – 215 W. Hickory Street – Denton, Texas 76201 voice: (940) 349-8541

www.cityofdenton.com

Alternative Environmentally Sensitive Area Plan Application and Checklist

Property Information:

Project Name: _____ Parcel(s) Tax ID# (Required): _____

Project Address (Location): _____ Total Acres: _____

Previous Project Number (If Applicable): _____

Existing Zoning: _____ # of Existing Lots: _____ # of Existing Units: _____

Proposed Zoning: _____ # of Proposed Lots: _____ # of Proposed Units: _____

Owner Information and Authorization:

Name: _____

Company Name: _____

Address: _____

Telephone: _____ Email: _____

CHECK ONE OF THE FOLLOWING:

- I will represent the application myself; or
I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that I am the owner of the property and further certify that the information provided on this form is true and correct. By signing below, I agree that the City of Denton (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: _____ Date: _____

STATE OF TEXAS COUNTY OF _____ BEFORE ME, a Notary Public, on this _____ day personally appeared _____ (printed owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, 20_____.

Notary Signature _____

(seal)



Alternative Environmentally Sensitive Area Plan Application and Checklist

Please note that this checklist is intended to assist staff in the review and evaluation of your Alternative Environmentally Sensitive Area Plan.

Items to be submitted:

- Application and Checklist.**
- Associated Fee(s):** As listed on the Development Review Fee Schedule.
- Project Narrative:** Written proposal for the project. Describe the proposed deviations from Subchapter 17 of the Denton Development Code and proposed mitigation measures. Refer to the attached Project Narrative Guidelines.
- Site Layout Exhibit:** Show the limits of existing ESAs, proposed ESA encroachments, mitigation on the map and provide a table with acreage calculations by ESA type. Site Layout Exhibit will be drawn on a sheet size of 24" x 36". Smaller or larger sheet size may be accepted only if approved by Development Review Committee (DRC) Chair. Site Plans will be drawn to a scale no smaller than 1" = 60' unless otherwise approved by the DRC Chair.
- Maintenance Plan:** Provide a maintenance plan for proposed mitigation, if applicable.
- Alternative Development Plan Application & Checklist:** I have reviewed the checklist and all submittals for completeness and accuracy.
- All documents required are submitted in PDF format. Each sheet will be a single item and will be uploaded into ProjectDox.**

Project Narrative Guidelines:

The purpose of this narrative statement is to provide information on how the proposed deviation(s) meet the criteria set forth in Subchapter 35.17.11 of the Denton Development Code (DDC). This written narrative should address the criteria listed below and expand upon the proposed uses/activities, why the proposed deviation(s) are necessary, how they will improve the potential utilization of the site, what mitigation is offered for the proposed deviation(s), and how the proposed mitigation offsets the impacts.

Criteria for Approval - City Council may approve the alternative plan with conditions necessary to mitigate the impacts of the proposed development upon considering the factors and goals noted in this section.

1. Mitigation goals are obtained by creating, expanding, and/or improving environmentally sensitive areas.
2. Mitigation goals are obtained by preserving environmentally sensitive areas above the minimum requirements, exchanges between different types of ESAs, installing pollution prevention controls, and/or implementing best management practices or any other approaches that result in the improvement of the environment being impacted.
3. Areas offered as mitigation are linked to existing or planned open space or conserved areas to provide an overall open space system.
4. Development is arranged for maximizing access and utilization of the environmentally sensitive areas by citizens.
5. Areas offered as mitigation are placed either in a lot or lots that incorporate a permanent conservation easement, restrictive covenants, or such other legal mechanism to allow for the long term conservation of said areas. Such legal mechanism shall limit any future land disturbing activity or construction within the environmentally sensitive areas and shall run with the land and be binding upon all successors and assigns of the current owner.
6. The Alternative Environmentally Sensitive Area Plan shall demonstrate that the developer's alternative proposal results in a high quality development meeting the intent of the standards in the Denton Development Code.