

Planning Staff Analysis
ZCP25-0038 / Crunch Fitness
City Council District #3

REQUEST:

Approval of a Site Plan for an indoor/outdoor recreation facility within the Rayzor Ranch Overlay District, South Campus – South Commercial District (SCD), located on Lot 1, Block F of Rayzor Ranch East.

APPLICANT:

Cross Engineering Consultants on behalf of Food Street Denton, LLC.

BACKGROUND:

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for an indoor/outdoor recreation facility on an approximately 3.872-acre property platted as Lot 1, Block F of Rayzor Ranch East. The applicant proposes one 26,600 square foot indoor health and fitness facility with an approximately 1,600 square-foot outdoor activity area, associated parking and landscaping and public restroom facilities intended for use by those who visit the park located just south of subject property. Per the Denton Development Code (DDC), an indoor recreation facility is a commercial recreational use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Additionally, the outdoor recreation facility category includes uses that provide recreation entertainment activities mostly outdoors or partially within a building, including golf courses, outdoor swimming pools, tennis courts, basketball courts, amphitheater, outdoor arena, and outdoor theater. These activities are permitted within the South Campus – South Commercial District (SCD) subarea of the RROD.

Since the initial version of the RROD was first adopted in 2007, all parts of the overlay were based upon zoning districts and standards from the 2002 DDC. On July 16, 2024, the City Council voted to consolidate the Ordinances and codify the applicable development regulations of the RROD as DDC Section 4.8, which is what has been applied to the review of this development.

STAFF RECOMMENDATION:

Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F.

SITE DATA:

The subject site is an undeveloped property, consisting of approximately 3.927 acres platted as Lot 1, Block F of Rayzor Ranch East and generally located between Heritage Trail and Eastpark Boulevard, approximately 400 feet south of West University Drive (US 380). The proposed development includes two points of access: one full access driveway onto Heritage Trail, an approximately 105-foot-wide Secondary Arterial street and one full access driveway onto Eastpark Boulevard, a 55-foot-wide local street.

The Site Plan, Landscape Plan, and Conceptual Building Elevations (Exhibits 4-6, respectively) reflect the following site details:

1. The proposed indoor/outdoor recreation facility development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.
2. While the lot area is approximately 3.872 acres, the total Development Impact Area for the development encompasses approximately 183,430 square feet (approximately 4.21 acres) of land and proposes one 26,600 square foot indoor health and fitness club, approximately 1,600 square feet of outdoor space designated for health and fitness activities, an approximately 800 square foot public restroom facility, associated parking, open spaces, and landscaping.
3. The proposed development requires 29 vehicular parking spaces consistent with the minimum parking ratio of 1 space per 1,000 square feet; however, 241 spaces are proposed to be provided on site. While not required, the proposed development includes 12 bicycle parking spaces on the site.
4. The landscaping standards require a minimum of 22% tree canopy coverage and 24% landscape coverage. This development proposes 70% tree canopy coverage and 25% landscape coverage on the subject property.
5. The building proposes to have a similar level of architectural detailing on all sides of the buildings and is consistent with the development standards of the RROD.

SURROUNDING ZONING AND LAND USES:

Northwest: Heritage Trail Zoning: RROD – SCD Use: retail, restaurant	North: Eastpark Boulevard Zoning: RROD – SCD Use: retail, restaurant	Northeast: Eastpark Boulevard Zoning: RROD – SCD Use: retail, restaurant
West: Heritage Trail Zoning: RROD – SCD Use: retail, restaurant	SUBJECT AREA	East: Eastpark Boulevard Zoning: RROD – South Mixed Use District 2 (SMUD-2) Use: multifamily
Southwest: Heritage Trail Zoning: RROD – South Mixed Use District 1 (SMUD-1) Use: retail, restaurant	South: Zoning: RROD – SCD Use: park, open space	Southeast: Eastpark Boulevard Zoning: RROD – South Mixed Use District 2 (SMUD-2) Use: multifamily

CONSIDERATIONS:

Pursuant to DDC Section 4.8.2.F Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

i. The site plan substantially complies with the Concept Plan previously approved by City Council;

The Rayzor Ranch Concept Plan designates the subject property as being a part of the South Campus – South Commercial District subarea, so these standards were applied during plan review. Staff finds that the site plan complies with the established South Campus Development Standards (DDC Section 4.8.5.C) regarding the maximum building height of 100 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. As shown on the site plan, the proposed building height for the 1-story building is 39 feet. For this site, the proposed 127,202 square feet of impervious coverage equates to a total lot coverage of approximately 74%, and the proposed total building area of 27,400 square feet equates to a floor-to-area ratio of approximately 0.22.

ii. The site plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;

The parking lot and driveways are designed and placed in accordance with the standards of DDC Section 7.9.4, which requires minimum parking at a ratio of 1 space per 1,000 square feet of the recreation facility. Given the total 28,200 square foot recreation space, 29 parking spaces are required for the development. The applicant's plans indicate the provision of 241 spaces for this development. The additional spaces are proposed to account for the unusually large number of customers typically associated with the proposed use compared to other types of indoor recreation facilities. Per DDC 4.8.10C, limitations on the maximum allowable number of parking spaces do not apply to the Rayzor Ranch Overlay District. The proposed driveway locations and cross access connections have been reviewed and approved by the City's Transportation Services Division. As a result of the anticipated increase in vehicular trips, the development requires the construction of a south-bound dedicated left turn lane within Heritage Trail. This off-site mobility improvement is included for reference on the proposed site plan, but final details of the construction of the improvement shall require review and approval by Staff during the Civil Engineering Plan (CEP) process.

iii. There are adequate utilities, drainage, and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District; and

The proposed site plan indicates an intent to tap into existing water, sanitary sewer, and storm water lines within the public access easement to the east of the subject property. Civil Engineering Plans will follow the approval of this Zoning Compliance Plan to accommodate for any changes and ensure no conflicts between the proposed infrastructure and buildings within this development.

iv. The site plan fully complies with all other sections of the Rayzor Ranch Overlay District.

The proposed development, being within the SCD subarea, is required to demonstrate compliance with the South Commercial District Standards Exhibit C-1 for site design/architecture and Exhibit D-1 for landscaping. These standards are provided as Exhibits 7 and 8, respectively. The proposed site plan, landscape plan, and elevations comply with these requirements as detailed below:

- The building meets the applicable requirements for building design in Exhibit C-1, Architectural Standards. The proposed conceptual elevations indicate a variety of masonry materials covering all four facades and reflects colors consistent with the approved color palette for the RROD
- Per the landscaping standard requirements, the landscape plans indicate the provision of at least 13% parking area landscape coverage and 67% parking area tree canopy coverage, exceeding the required minimum 10% and 20% respectively.
- Per Exhibit D-1, Staff may approve alternative tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code (DDC). Staff finds that all alternative landscape planting locations comply with the Alternative Landscape Plan Approval Criteria as required by DDC Subsection 7.7.3C.2.