

Planning Staff Analysis
ZCP25-0013 / Life Point Rehabilitation
City Council District #3

REQUEST:

Approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Mixed -Use District – 1 (SMUD-1), located on Lot 21, Block A of Rayzor Ranch Town Center.

APPLICANT:

Crunk Engineering LLC on behalf of Lifepoint Health.

BACKGROUND:

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for hospital services on an approximately 3.099-acre property platted as Lot 21, Block A of Rayzor Ranch Town Center. The applicant proposes one 2-story, 63,000 square foot building with approximately 40 patient beds, associated parking, and landscaping. Per the DDC, “hospital services” includes birthing center, general hospital, private psychiatric hospital, niche hospital, special hospital, and trauma facilities. These activities are permitted within this subarea, and the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

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 3.099 acres platted as Lot 21, Block A of Rayzor Ranch Town Center and located west of Heritage Trail, approximately 265 feet north of Panhandle Street. For accessing the proposed development, the applicant proposes a connection to the existing public access system connecting multiple Rayzor Ranch pad sites to the north bound I-35 frontage road, West University Drive (US 380), and Panhandle Street, an approximately 65-foot-wide east-west Collector roadway.

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

1. The proposed hospital development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.

2. The Development Impact Area for the development encompasses approximately 134,984 square feet of land and proposes one 63,000 square foot building with 40 patient beds, associated parking, open spaces, and landscaping.
3. The proposed development requires 80 vehicular parking spaces consistent with the minimum parking ratio of 2 spaces per patient bed; however, 82 spaces are proposed to be provided on site. While not required, the proposed development includes 6 bicycle parking spaces on the site.
4. The landscaping standards require a minimum of 20% tree canopy coverage and 10% landscape coverage. This development proposes 53% tree canopy coverage and 27% 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: IH-35 Zoning: RROD – Town Center (TC) Use: hotel, convention center	North: Zoning: South Mixed-Use District – 1 (SMUD-1) Use: multifamily	Northeast: Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) – Park Use: park, open space
West: IH-35 Zoning: RROD – Town Center (TC) Use: hotel, convention center	SUBJECT AREA	East: Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) Use: multifamily
Southwest: IH-35 Zoning: RROD – South Commercial District (SCD) Use: indoor recreation	South: Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) Use: hotel	Southeast: Heritage Trail Zoning: RROD – South Mixed-Use District – 1 (SMUD-1) 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 Mixed-Use District – 1 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.D) 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 2-story building is 34 feet. For this site, the proposed 97,280 square feet of impervious coverage equates to a total lot coverage of approximately 73%, and the proposed total building area of 63,000 square feet equates to a floor-to-area ratio of approximately 0.47.

- 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 2 vehicular spaces per patient bed. Given the proposed 40 patient beds, 80 parking spaces are required for the development. The applicant's plans indicate the provision of the 82 spaces for this development. The proposed driveway locations have been reviewed and approved by the City's Transportation Services Division.

- 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 adjacent to 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 SMUD-1 subarea, is required to demonstrate compliance with the South Mixed-Use – 1 District Standards Exhibit C-2 for site design/architecture and Exhibit D-2 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-2, Architectural Standards. The proposed conceptual elevations indicate a variety of masonry materials with metal accents for 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 8% parking area landscape coverage and 58% parking area tree canopy coverage, exceeding the required minimum 7% and 15% respectively.
- The site meets the required minimum 10-foot-wide landscape screening buffer area between the right-of-way and the parking lot. Within these buffers, the applicant proposes thirty-six large trees around the site, between the parking areas and the public ways.
- The site is required to have one planted island containing two shade trees for every 15 linear parking spaces and an end island containing one shade tree for every parking row. The site contains the required islands but proposes alternative compliance of tree plantings for an internal island and end cap located within the

easternmost row of parking due to utility conflicts. Staff recommends approval of these alternative planting locations.

- The required street trees and parking lot trees are being provided with regard to appropriate spacing requirements from the existing utility and drainage easements along Heritage Trail. The RROD authorizes Staff to approve alternative planting locations on this site should there be any planting challenges due to the number and location of easements encumbering the property.