

Planning Staff Analysis
ZCP23-0042 / Rayzor Ranch East Retail
City Council District #3

REQUEST:

Approval of a Site Plan for a general retail development within the Rayzor Ranch Overlay District, South Mixed-Use Subdistrict, located on Lot 1, Block A of Rayzor Ranch East.

APPLICANT:

Urban Strategy on behalf of RR Town Center Associates, LLC.

BACKGROUND:

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for the development of general retail sales and services on an approximately 4.19-acre lot. The applicant proposes a total of approximately 34,519 square feet of retail space with associated parking and landscaping. Per the Rayzor Ranch Overlay District (RROD) land use plan and development standards retail sales and services are permitted by right within the South Mixed-Use subdistrict of the RROD.

STAFF RECOMMENDATION:

Staff recommends approval of this request as it meets the established requirements of the Rayzor Ranch Overlay District (RROD).

SITE DATA:

The subject site is an undeveloped property, consisting of approximately 4.19 acres, situated at the southeast corner of West University Drive (US 380) and Heritage Trail. For primary vehicular access, the applicant proposes to connect to Heritage Trail, a four-lane divided Secondary Arterial street, on the west side of the subject site. For secondary vehicular access, the applicant proposes a southern connection to Eastpark Boulevard, a local two-lane north-south street with on street parking, and an eastern connection to the drive aisle serving an existing retail development via a public access easement. Regarding pedestrian circulation, the development proposes 5 feet wide internal paths and 10' wide perimeter path connections to existing sidewalk stubs within Eastpark Boulevard, Heritage Trail, and West University Drive (US 380).

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

1. The proposed retail sales and services and associated parking are consistent with Rayzor Ranch Overlay District Development Standards.
2. The Development Impact Area for the development encompasses approximately 4.19 acres of land known as Lot 1, Block A of Rayzor Ranch East, and proposes a total of approximately 34,519 square feet of retail sales and service space.

3. The proposed development requires 115 vehicular parking spaces consistent with the minimum parking ratio of one space per 300 square feet, and the site plan proposes 156 vehicular parking.
4. The landscaping standards require a minimum of 20% tree canopy coverage and 10% landscape coverage. This development proposes 21% tree canopy coverage and 22% landscape coverage on the subject property.
5. The buildings are proposed to have a similar level of architectural detailing on all sides of the building and are consistent with the Development Standards of the RROD.

SURROUNDING ZONING AND LAND USES:

Northwest: (US 380) Zoning: RROD – RCC-D Use: Retail & Restaurant	North: (US 380) Zoning: RROD – RCC-D Use: Restaurant, retail & professional services & offices	Northeast: (US 380) Zoning: RROD – RCC-D Use: Restaurants
West: (Heritage Trail) Zoning: RROD – RCC-D Use: Restaurant	SUBJECT PROPERTY	East: Zoning: Suburban Corridor (SC) Use: General retail
Southwest: (Eastpark Blvd) Zoning: RROD – RCC-D Use: Undeveloped	South: Zoning: RROD – NRMU Use: Multifamily	Southeast: Zoning: RROD – NRMU Use: Multifamily

CONSIDERATIONS:

Pursuant to Ordinance Z20-0012c 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 previously approved by City Council;**

Staff finds that the site plan complies with the established Development Regulations and Concept/Schematic Plan (Exhibit B-1 of the RROD) regarding the maximum building height of 65 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. The proposed maximum building height is approximately 30 feet. The proposed building footprint of approximately 34,519 cumulative square feet equates to a total building coverage of approximately 19% of the entire subject property and a F.A.R. of 0.19. As noted above, the proposed retail sales and service use is permitted by right within the South Mixed-Use district of the RROD.

- 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 the RROD, which requires minimum parking at a rate of one space per 300 square feet of gross retail floor area. Given the proposed 34,519 square feet, the applicant proposes the provision of 156 vehicular parking spaces, 41 more than the minimum required number of spaces for this development. The provision of parking above the minimum number of required spaces amount is allowed by right within the RROD. There are two proposed vehicular connections to existing public streets: one to Heritage Trail to the west, and one to Eastpark Boulevard to the south. Additionally, the applicant proposes a cross-access connection to the east to improve the off-street vehicular circulation between the proposed development and an existing retail development located outside of the RROD.

- 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**

Utilities to serve the site were designed comprehensively for the entire Rayzor Ranch Development. The application proposes to tap into water, sanitary sewer, and storm water lines constructed to serve the Rayzor Ranch Overlay District developments.

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

Buildings within this area of the South Mixed-Use subdistrict are required to demonstrate compliance with the RROD Landscape Standards (Ordinance Exhibit D-2) and the RROD architectural design standards (Ordinance Exhibit C-2). The proposed site plan, landscape plan, and elevations comply with these requirements.

- 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 twenty-two large canopy trees and a 3-foot-tall continuous row of evergreen shrubs along West University Drive (US 380) and Heritage Trail.
- The required street trees and parking lot trees are being provided with regard to appropriate spacing requirements from the planned utility and drainage easements along West University Drive (US 380) and Heritage Trail Boulevard. The RROD authorizes Staff to approve alternative planting locations on this site should subsequent Civil Engineering Plan reviews reveal any planting challenges associated with the number and location of easements that may be needed for the development of this site.
- Per the landscaping standard requirements, the landscape plans indicate the provision of at least 8% parking area landscape coverage and 35% parking area tree canopy coverage exceeding the required minimum 7% and 15% respectively.

- The building meets the applicable requirements for building design in Exhibit C-2, Architectural Standards. The proposed conceptual elevations indicate a combination of brick, stone, metal, and stucco for all four facades and reflects colors consistent with the approved color palette for the RROD.