

Planning Staff Analysis
ZCP23-0043 / Residences at Rayzor Ranch Amenity
City Council District #3

REQUEST:

Approval of a Site Plan for the development of a recreational amenity within the Rayzor Ranch Overlay District, Rayzor Ranch Marketplace subarea, located on Lot HOA1, Block A of The Residences at Rayzor Ranch, Phase 1.

APPLICANT:

W Land Development on behalf of WB Denton Land LP.

BACKGROUND:

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for the development of a recreational amenity on an approximately 0.46-acre site. Per the Rayzor Ranch Overlay District (RROD) land use plan and development standards, the intent for the subject property is the development of an amenity center, a facility used by and for the benefit of the members of an HOA Common Ownership Entity. Within the Overlay, amenity centers are permitted to consist of indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges. The applicant proposes a pool, two motorized pergola structures, a restroom facility, landscaping, and off-street parking spaces.

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 a 0.46-acre undeveloped site located within a 2.30-acre lot, situated at the northeast corner of Caril Al Lago Drive and Aurora Lane. For vehicular access, the applicant proposes a new driveway near the bend of Aurora Lane, to the west of the subject property. Regarding pedestrian circulation, the development proposes an ADA compliant 5-foot-wide sidewalk connection to the existing 5-foot-wide sidewalk around the perimeter of the property.

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

1. The proposed amenity and associated parking are consistent with Rayzor Ranch Overlay District Development Standards.
2. The Development Impact Area for the development encompasses approximately 0.46 acres of land known as Lot HOA1, Block A of The Residences at Rayzor Ranch, and proposes a pool, two motorized pergola structures, a restroom facility, landscaping, and off-street parking spaces.

3. The landscaping standards require a minimum of 50% tree canopy coverage and 50% landscape coverage. This development proposes 88% tree canopy coverage and 54% landscape coverage on the subject property.
4. The buildings are proposed to have a similar level of architectural detailing on all sides of the building and consistent with the Development Standards of the RROD.

SURROUNDING ZONING AND LAND USES:

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| Northwest: Zoning: PD Use: Horizontal multifamily | North: Zoning: PD Use: Horizontal multifamily | Northeast: (N Bonnie Brae St) Zoning: PD Use: Horizontal multifamily |
| West: (Aurora Ln) Zoning: RROD – NR-3 Use: Single-family detached residential | SUBJECT PROPERTY | East: (N Bonnie Brae St) Zoning: Public Facility (PF) Use: Park/open space |
| Southwest: (Aurora Ln) Zoning: RROD – NRMU-12 Use: Single-family attached residential | South: (Caril Al Lago Dr) Zoning: RROD – NRMU-12 Use: Single-family attached residential | Southeast: (N Bonnie Brae St) Zoning: Public Facility (PF) Use: Park/open space |

CONSIDERATIONS:

Pursuant to Ordinance Z18-0001b 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 40 feet, maximum lot coverage of 50%, and land use. The proposed maximum building height is approximately 10 feet. The proposed building footprint of approximately 612 square feet equates to a total building coverage of approximately 3% of the entire subject site and a F.A.R. of 0.03.

- 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 driveway are designed and placed in accordance with the standards of the RROD. The Overlay district standards do not establish a minimum parking requirement for the proposed use. However, Subsection 35.14.4E of the 2002 Denton Development Code (DDC) states that, where parking requirements for any use are not

specifically defined in this section, such requirements shall be determined by the Director of Planning and Development based upon the most comparable use specified in the DDC, and other available data. Given the proposed 900 square foot pool and approximate 612 square feet of covered recreational space, the applicant proposes the provision of five vehicular parking spaces and two bicycle parking spaces for this development. These proposed spaces are comparable to the current DDC parking tabulation standards for outdoor recreation facilities: 1 space per 250 square feet of the building area; plus 1 space per 10,000 square feet of the site area.

- 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 currently under construction within the Rayzor Ranch Overlay District. The proposed development also consists of on-site drainage improvements pursuant to City requirements.

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

Buildings within this area of the Marketplace subdistrict are required to demonstrate compliance with the Rayzor Ranch Marketplace Single-Family Guidelines (Exhibit C-4). The proposed site plan, landscape plan, and elevations comply with these requirements.

- The site meets the required minimum 15-foot-wide landscape screening buffer area between the right-of-way and the parking lot. Within these buffers, the applicant proposes three small accent trees, one large canopy tree, and xeriscaping along Aurora Lane.
- The required street trees and parking lot trees are being provided with regard to appropriate spacing requirements from the existing and proposed utility and drainage easements along Aurora Lane. 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, parking lot landscaping is only required for parking areas in lots of 20 spaces or more. However, the applicant proposes an additional four canopy trees to enhance the site's overall landscape plantings and further screen the area consistent with the design intent of the RROD.
- The building meets the applicable requirements for building design in Exhibit C-4. The proposed conceptual elevations indicate a combination of wood, stone, and metal for all structures and reflects color palette of earth tones, gray tones, and neutral colors with other accent colors not exceeding 10% of each façade as required by the RROD.