



Legislation Text

File #: Z16-0022, Version: 1

Planning Report

Z16-0022/Rayzor Ranch Multi-Family Design Standards

City Council District 3

Planning & Zoning Commission

September 28, 2016

REQUEST:

Hold a public hearing and consider making a recommendation to City Council regarding an amendment to the Rayzor Ranch Overlay District to provide design standards and criteria for multi-family development within the South Mixed Use District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located along West University Drive (US 380) between North Bonnie Brae Street and IH-35. (Z16-0022, Rayzor Ranch Multifamily Design Standards, Mike Bell)

OWNER:

Scott Rehorn, DB Denton II LLC

APPLICANT:

Gary DeVleer, Hodges Architecture

Scott Wagner, RED Development

BACKGROUND:

The Rayzor Ranch Overlay District (RROD) is the document regulating the zoning, design, and development of the mixed-use, master-planned Rayzor Ranch project generally located along US 380 between IH-35 and North Bonnie Brae Street. The purpose of the RROD is to:

- A. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties; and
- B. Protect and enhance specific land features which have characteristics distinct from lands and structures outside the RROD; and
- C. Provide within the Rayzor Ranch area a combination of land uses arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned mobility system, and other public facilities, such as water and sewer systems, parks, schools and utilities.

The current overlay standards have been in place since 2010, however the architectural, landscape, and signage standards for various sub-districts of the RROD have not all been incorporated into the ordinance. Sub-districts that do not currently have approved design standards include the residential area north of the area between Wal-Mart and Academy and the South Mixed Use area primarily located between Heritage Trail Boulevard and North Bonnie Brae Street. In addition, there are currently no guidelines specific to multifamily development identified in the approved ordinance. Design standards for these areas were intended to be incorporated into the ordinance prior to the development of these respective phases of the Rayzor Ranch district.

REQUEST:

The owner is currently planning to develop a multi-family project and has submitted a request for approval of comprehensive design standards specific to multi-family to be incorporated into the RROD. Guidelines for multi-family in the South Mixed Used District (Exhibit C-3), were originally approved with the update of the RROD in 2010. These guidelines outlined limited requirements, but contained no specific language for architectural, landscaping, and signage requirements. The proposed amendments to Exhibit C-3 include the following sections, which comprehensively are intended to promote the walk-able, urban character intended for this district:

- A. Site Design & Orientation*
- B. Architectural Standards*
- C. Accessory Structures*
- D. Landscaping*
- E. Lighting*
- F. Open Space & Amenities*
- G. Service & Security Areas*
- H. Parking & Circulation*
- I. Fencing*
- J. Screening (Dumpsters & Mechanical Equipment)*
- K. Signage*
- L. Grading & Drainage*

Attached is a comparison table of the city-wide multi-family standards in Subchapter 13 of the Denton Development Code and the proposed multifamily design standards.

CONSIDERATIONS:

Overall the proposed standards are generally consistent with the city-wide standards found in Subchapter 13 of the Denton Development Code (DDC). Enhancements above the city-wide standards include a requirement to provide more variety in building materials and architectural details and stricter regulations for ground signage. However, the proposed amendment lacks a palette of materials and colors that are consistent with the Marketplace and Town Center.

STAFF RECOMMENDATION:

Staff recommends approval of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

OPTIONS:

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

PUBLIC NOTIFICATION:

To comply with the public hearing notice requirements, 91 notices were sent to property owners within 200 feet of the subject property, 237 courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property.

PROJECT TIMELINE:

Application Received:	July 1, 2016
1 st Submittal Sent to DRC Members:	July 1, 2016
Comments Released to Applicant:	July 17, 2016
DRC Meeting with Staff:	Declined
Business Days under DRC Review:	10
Business Day out to Applicant:	0
Total Business Days:	10

EXHIBITS:

- Rayzor Ranch Location Map
- Sub-District Area Map
- Exhibit C-3 - Existing
- Exhibit C-3 - Proposed
- Notification Map

Respectfully submitted:
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Development Review Committee Administrator

Prepared by:
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Senior Planner